

Agenda Item 8

PLANNING APPLICATIONS COMMITTEE
18 June 2015

Item No:

UPRN

APPLICATION NO.

DATE VALID

14/P3027&3029

04/08/2014

Address/Site: Eagle House, High Street, Wimbledon SW19 5EF

(Ward) Village

Proposal: (a) Erection of extensions and external and internal alterations including dormer windows and erection of front outbuilding in connection with conversion of Grade II* Listed Building from B1 offices to form 9 Self-Contained Residential Flats
(b) Listed Building Consent for erection of extensions and external and internal alterations including dormer windows and frontage building in connection with conversion of Grade II* listed building from B1 offices to 9 residential apartments

Drawing Nos: L/01 Location Plan, Existing – P/01B lower ground, P/02B ground, P/03B First floor, P/04B Second floor, P/05B Roof plan, P/06A sections A-A and B-B, P/07A sections C-C and D-D, P/08A sections E-E and G-G, P/09A sections H-H and I-I, P/10A sections J-J and K-K
Proposed – P/11N lower ground, P/12Q ground, P/13P first floor, P/14Q second floor, P/15O roof plan, P/16E site plan, P/21K sections A-A and B-B, P/22Q sections C-C and D-D, P/23M sections E-E to G-G, P/24N sections H-H and I-I, P/25L sections J-J and K-K, P/26P sections L-L and M-M, P/27P sections N-N and O-O, P/28P sections P-P and Q-Q, P/29D sections R-R and S-S, P/30B section T-T and boundary wall elevation, P/41A sections L-L and M-M, P/42A sections N-N and O-O, P/43A sections P-P and Q-Q, P/44 existing site plan
Demolition– P/31C lower ground, P/32B ground, P/33C first floor, P/34C second floor, P/35B roof
Arboricultural Impact Assessment, Planning Statement, Landscape Strategy, Daylight and Sunlight Assessment, Noise Impact assessment dated 18th May and Addendum dated 3rd June, Historic Building Report dated May 2015, Landscape Masterplan SLD/HG73-LM1, Planning Statement, Design and Access Statement, Arboricultural Impact Assessment, Structural Engineer's report

Contact Officer: Sue Wright (8545 3981)

RECOMMENDATION A

GRANT planning permission subject to conditions

RECOMMENDATION B

GRANT listed building consent subject to conditions

CHECKLIST INFORMATION

- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted:-14
- External consultations: English Heritage
- Controlled Parking Zone: Yes

1. INTRODUCTION

- 1.1 This application is being brought to the Planning Applications Committee for determination due to the number of representations received.

2. SITE AND SURROUNDINGS

- 2.1 The application site, known as Eagle House, is a Grade II* Listed Building within the Merton Wimbledon Village Conservation Area which is currently vacant and undergoing renovation work, but which was last occupied as B1 offices in 2009. It sits just beyond the boundary of the core shopping frontage, within the designated local centre.
- 2.2 The 3-storey house plus basement/lower ground floor was listed in 1949 and comprises the original house, dating from 1613, with some significant extensions and alterations, principally the addition of the northern wing c.1730, the late 19th century 3- storey north-west extension, the 2-storey north-west range which is principally post-1948 and the substantial east wing added in 1983. The railings, gate piers and gates to the forecourt are late 18th Century and were Listed Grade II in 1963.
- 2.3 The building is substantially set back from the High Street frontage behind an extensive front forecourt parking area with a number of mature trees adjacent to the boundaries. On the High Street frontage the building is bounded to the right by the end of the two storey shopping parade and offices, and to the left by the Rose and Crown hotel, whose car park adjoins the side boundary with Eagle House. The rear half of the western boundary and the northern boundary abuts residential properties in Rushmore Place – no's 1, The Malthouse (locally listed) and 2, 3, 4 (locally listed) and 11. Parts of the boundary walls are also locally listed. Rushmore Place was constructed on

part of the former curtilage of Eagle House and falls within Wimbledon North Conservation Area. Properties in Marryat Road, which is also in the Conservation Area, abut the eastern boundary.

3. CURRENT PROPOSAL

- 3.1 The proposal is to change the use from office to residential, providing 9 self-contained flats comprising 1x1-bed, 6x2-bed and 2x3bed units. This involves external and internal alterations, repairs to the building fabric and extensions to each side at the rear of the building as well as the provision of new plant and cycle store within the front courtyard, separate from the Listed Building.
- 3.2 Various alterations and additions are proposed in relation to the proposed conversion. The principal c.1613 original building would be subject to repair and maintenance with some internal alterations. The roof of the c.1730 wing would be altered by the insertion of 4 dormers. The roofline of the north-west 3-storey extension would be raised.
- 3.3 The main proposed extensions to the building are sited to the rear of the existing east and west wings, the east wing being a 1980's addition and the west wing being a modern post 1940's addition containing some fragments of an earlier construction. A part single/part 2-storey extension is proposed to the rear of the 1980's wing. The lower ground floor extension has a hipped roof and would provide a living area for a flat extending across the lower ground floor of the existing wing. The shallower extension on the floor above would similarly provide living space for a unit extending across the whole of the wing. An 8.8m deep single storey extension with a hipped roof is proposed to the rear of the west wing as part of a duplex over 2 levels. It is also proposed to adjust the roof form of the post-1940's wing but also to reduce its width by 0.9m to move it further away from the boundary with no's 1, 2 and 3 Rushmore Place.
- 3.4 Since its original submission, the proposal has been significantly amended in response to requests from the planning officer and as a consequence of the results of the public consultation. The key changes have been:
- Removal of roof terraces and reduction in the size of extensions to the west wing adjacent to 1, 2 and 3 Rushmore Place.
 - Change of the roof form of the lower ground extension to the west wing from flat roof with parapet to hipped and reduction in slab level
 - Removal of the roof terrace adjacent to the side garden boundary of 11 Rushmore Place, change of the roof form from flat roof to hipped, and alterations to the fenestration at the upper floor to increase cill height and obscure glaze.
 - Re-location of 10 a/c condenser units onto the concealed flat roofed area of the 3-storey plus roof space east wing
 - Development of a landscape strategy which reflects the Jacobean historical nature of the house and its formal landscape

4. RELEVANT PLANNING HISTORY

- 4.1 Eagle House became a statutorily Listed Grade II * building in 1949. The front wall, gates and railings were Listed Grade II in 1963.
- 4.2 A number of applications for works to trees have been granted over the last few years. A variety of relatively minor works (front boundary wall alterations, plaque, internal staircase, handrails) have also been granted planning permission and listed building consent.
- 4.3 In addition to the above, more significant and/or recent applications are as follows:
- 4.4 WIM 6339 –Permanent continuation of office use granted 1962
- 4.5 MER658/82 – Alterations to existing building and erection of new wing for office use and car parking granted 1983
- 4.6 13/P3861 – Listed Building Consent granted Jan 2014 for works to main roof involving removal of tiles and roof battens, repair, timber treatment, new battens and replacement of original tiles with reclaimed replacements where required, repair of lead flashings and gutters and re-pointing of brickwork
- 4.7 14/P4052 and 4053 – Listed Building Consent and planning permission granted Dec 2014 for repair of 1980's east wing roof, renovation of windows, flashings and lead coverings, raising of ridge height by 700mm to form hidden roof well and formation of 2 access hatches.

5. CONSULTATION

- 5.1 The application has been advertised by press and site notices, and individual letters to occupiers of properties adjoining the site and in neighbouring roads. Re-consultation has taken place on 2 sets of revised plans. The consultation responses are set out below.

5.2 Initial Consultation (Aug/Sept 2014)

12 objections were raised by individual properties to the initial consultation, including all 11 properties in Rushmore Place as well as objections from, Rushmore Place Residents' Association, Parkside Residents' Association. and Wimbledon Society. Their concerns were as follows

Welcome conversion to residential and accept need to bring Eagle House back into economic use but concerned about scale and size of extensions - loss of outlook, increased sense of enclosure, loss of daylight, sunlight and privacy, overdevelopment, proximity to 1,2,3,4 and 11 Rushmore Place, visually overpowering and dominant from Rushmore Place.

Impact of large terraces adjacent to boundaries – noise, privacy, visual intrusion, light intrusion

Impact on setting of locally listed buildings at 1 and 4 Rushmore Place

Visual impact and noise from external plant and air conditioning units sited close to boundary

Adverse impact on setting of Grade II* Eagle House and Conservation Area – unacceptable reduction of garden size due to expanded footprint and private terraces. In conflict with NPPF and plan policies. Sense of spaciousness within Rushmore Place and grounds of Eagle House undermined. Should be no further extensions – site already compromised by ungainly eastern wing and back garden already much reduced

Setting of front entrance of insufficient quality.

Insufficient amount of amenity space for the flats proposed

Lack of respect for siting, rhythm, scale, density, proportion, height and massing of surrounding buildings

Too close to no.11, no replacement planting, loss of tree

Massing of proposed extensions also affects outlook and privacy of houses in Rushmore Place and requires removal of a tree. Internally, second floor bathroom and corridor compromises room shape. Dormers on west wing are unacceptable. Element of cramming in too many units. Forecourt layout lacks imagination and does not improve the setting,

5.3 **Re-Consultation on First Set of Amended Plans (March 2015)**

The plans were amended to remove the large roof terraces adjacent to neighbouring gardens and reduce the size of the extension to the west wing at upper level.

Further letters of objection were received from 10 individual properties and also Wimbledon Society, Parkside Residents' Association and Rushmere Place Resident's Association and were as follows:.

Original objections continue to apply about overdevelopment of site, insufficient quality of setting, impact on outlook, daylight and sunlight, privacy and adverse impact on Listed Building and setting of adjacent locally listed buildings and spaciousness and outlook within Rushmere Place .

The flat roofs of the extensions could still be used as terraces, albeit unofficially. As the high parapet remains, still unacceptable impact on outlook, sunlight and daylight.

Extent of extensions remains excessive and still inadequate amenity space for the 9 residential units . Changes insufficient to address previous concerns.

Still no information about noise protection from the air conditioning units.

No daylight/sunlight report provided.

Use of limited amenity space close to boundary with 11 will have an adverse impact.

Extensions are of poor quality design, employing expansive areas of flat roof.

5.4 **Re-consultation on Second Set of Amended Plans (May 2015)**

Following the consultation on the first set of amended plans, discussions took place between the case officer and the applicants and further revisions were made. Principally, the changes were:

- (i) Reduction of width of existing post-1940's west wing by 0.9m away from boundary with 1, 2 and 3 Rushmore Place.

- (ii) Flat roof with parapet on west wing extension changed to hipped roof and ground floor slab lowered by 150mm and fenestration changes made to unit 1
- (iii) Changes made to fenestration adjacent 11 Rushmere Place .
- (iii) Re-location of a/c condenser units onto the concealed flat roofed area of the 3-storey plus roof space east wing
- (iv) Development of a landscape strategy which reflects the historical nature of the house and its formal Jacobean landscaping
- (v) daylight/sunlight assessment and noise assessment provided

Letters were received in relation to 6 individual properties in Rushmere Place and Marryat Road as well as representations from Rushmere Place Residents' Association and Parkside Residents' Association. The response was as follows:

Pleased that some of previously raised objections have been taken seriously, accepted that previous objections relating to design, visual impact and potential loss of daylight and sunlight to 1,2 and 3 Rushmere Place are addressed, welcome revision of the garden plan to reflect the historic character and the amendments to the design and supply of additional information but outstanding concerns are:

- plans to address noise issues vague, a noise survey is required to allow a suitable condition limiting noise to a specified measurement, to be imposed, 25-28dB(A) may be appropriate, and should also be conditioned that the condensers don't exceed the raised height of the roof of the east wing
- east wing extension still too big and too close to 11 Rushmere Place and the flat roof of the extension close to the boundary should be hipped to prevent use as a terrace
- footprint of extensions still too large, not balanced with garden or proportions of Rushmere Place
- prefer to see more modest pitched roof to west wing extension but accept that any terrace use is now precluded
- want a planning condition, if permission is granted, which varies the usual restrictions to prevent working Saturday mornings as well as Sundays

5.5 **Third set of revised Plans (June 2015)**

Following the consultation response to the 2nd set of revisions, the applicants have provided an addendum to the Noise Assessment Report containing a detailed noise measurement study and have also amended the plans to change the flat roof adjacent 11 Rushmere Place to a hipped roof form. Those who responded to the previous consultation have been advised although a formal re-consultation has not been carried out.

5.6 The agent acting for the Rushmere Place Residents' Association and a Director for the Association have responded to this final set of revisions as follows:

Confirm that provision of a hipped roof over the single storey element on the east wing addresses the objection raised regarding potential overlooking and loss of privacy. In relation to the noise impact assessment, the Council is urged to impose appropriate conditions to secure:

- 1) noise levels from condensers at 10dB(A) below night background noise levels; and
- 2) submission and approval of methods of noise attenuation prior to first occupation

Provided appropriate controls can be imposed to avoid any noise impact on adjacent occupiers, previous objections in this regard are addressed. Rushmere Place Residents' Association no longer wish to raise any objections to the scheme, as amended, and trust appropriate conditions will be imposed to protect their amenities throughout demolition, construction and post-occupation. Council and developers are thanked for their efforts to protect their amenities and for willingness to make appropriate revisions.

5.7 **Historic England**

Confirm that the proposals are broadly acceptable. The historic character and appearance of both the early house and the TG Jackson works are to be conserved and retained as they are. The alterations to the Erith and Terry modern extension are acceptable (1980's wing). As regards the north wing, on site it was evident that this phase was later than would initially appear. The detailing and materials of this part of the new build will be critical and bricks and finishes should be of the highest quality. Confirmed that they are happy for Merton to determine the application in line with their own specialist advice.

- 5.8 Merton Tree Officer – no objection to removal of 3 C category trees, subject to suitable tree protection measures being put in place for retained trees and implementation of comprehensive revised landscaping scheme.
- 5.9 Merton Conservation Officer - no objections to proposal as revised subject to suitable conditions being imposed.

POLICY CONTEXT

6.1 **Adopted Merton Core Strategy (2011)**

The relevant policies are:

- CS 7 (Centres)
- CS 8 (Housing choice)
- CS 9 (Housing Provision)
- CS14 (Design)
- CS12 (Economic Development)
- CS13 (Open Space and Nature Conservation)
- CS 15 (Climate Change)
- CS 18 (Active Transport)
- CS 20 (Parking, Servicing, and Delivery)

6.3 **Adopted Merton Sites and Policies Plan (2014)**

- DM R1 Location and scale of development in Merton's town centres and neighbourhood parades
- DME2 (Offices in Town Centres)
- DMD4 (Managing Heritage Assets)
- DMD2 (Design Considerations in all Developments)

DMD3 (Alterations and Extensions to Existing Buildings)
DMO2 (Trees, hedges and landscape features)

6.4 London Plan 2015:

5.3 (Sustainable Design and Construction)
6.3 (Assessing Effects of Development on Transport Capacity)
6.13 (Parking)
7.2 (An Inclusive Environment)
7.4 (Local Character)
7.6 (Architecture)

6.7 National Planning Policy Framework (NPPF)2012

Section 12 'Conserving and Enhancing the Historic Environment', paras 128-135

7. PLANNING CONSIDERATIONS

7.1 The key planning considerations in relation to the applications for planning permission and listed building consent are considered to be: the acceptability of the change of use from office to residential, the impact of the alterations and extensions on the Grade II* Listed Building and the Conservation Area, the impact of the extensions and alterations on occupiers of adjoining properties, and the quality of accommodation being provided.

7.2 **Principle of Loss of Employment Use and Conversion to Residential**
Wimbledon Village is classified as a local centre within Policy CS7 of the Core Planning Strategy. The key aims for Wimbledon Village are to maintain business premises appropriate to Local Centre scale, encourage retail commensurate with its scale and function and to allow limited residential development which respects local character. Policy DM E2 advises that it will only support proposals for the change of use on upper floors from office floorspace to alternative uses if it can be demonstrated by full and proper marketing over a period of 2 and a half year that there is no demand for the office use. It should be noted that although recent changes to the General Permitted Development Order currently allow office uses to permanently change to residential use subject to prior approval, this does not apply to Listed Buildings, therefore planning permission continues to be required.

7.3 Knight Frank have provided information about the marketing of the property over a three year period from May 2010 up until its sale in June 2013. Out of 96 viewings, only one was for office use, which was not pursued. Other shows of interest were from 2 schools and 1 hotel but none found the building suitable. Knight Frank did not consider that a commercial tenant was likely to be found in the foreseeable future, due to the prohibitive cost of fitting out the Listed Building and the availability of purpose built office accommodation.

7.4 The original building was in residential use before being converted into offices some decades ago. It is important that an economically viable use is found for

the building in order to avoid further deterioration in its fabric. The current owners are already in the process of carrying out much needed repairs to the roofs. It does not form part of the continuous retail frontage of the local centre and given the unsuccessful marketing for commercial use that was carried out, the proposed conversion to residential is considered to be acceptable in relation to policy DM E2. A residential use is considered to be more appropriate as it was the original first use of the main building. The demands of a modern office use would be more difficult within the Grade II * building. The grand main entrance hall is retained as the main entrance and circulation space for the apartments.

7.5 **Impact on Neighbouring Amenity**

As a consequence of the developer's response to consultation with residents and the requirements of the planning officer, the original submission has undergone 3 sets of revisions, with the majority of changes aimed at reducing impact on neighbouring properties. Eagle House has a very intimate relationship with Rushmore Place, which has at its centre an area of open space designed to be contiguous with its rear garden. The gardens of no.s 1, 2, 3, 4 and 11 adjoin the site boundaries.

7.6 No.s 1, 2 and 3 Rushmore Place are adjacent to the west wing of Eagle House. The existing white timber boarded two storey wing of relatively recent date sits on the boundary with these properties, which have shallow garden areas and therefore view the existing building in very close proximity. Originally, a part single/ part two storey extension was proposed to this wing, with a change to the existing roof form to increase its mass and form a flat roofed section. There were large roof terraces and balconies at first floor level and air conditioning units sited close to the boundary. The 2nd storey extension to the existing building rearwards element has been deleted. The existing two storey building will be given a new pitched roof form with ridge retained, and is to be reduced in width so that it sits 0.9m away from the boundaries with neighbours, rather than immediately adjoining as at present, and the roof terraces have been removed. The a/c units have been re-located. The single storey extension has been sunk 150mm lower and will have a hipped pitched roof form not a flat one, to improve its appearance and to avoid any opportunity for its informal use as an external amenity space area. The fenestration has also been amended so that the nearest window set at right angles with the boundary with 3 Rushmore Place is further away than existing and serves a bathroom.

7.7 At present, the existing three storey 1980's eastern wing with accommodation within the roof space, sits approximately 10.6m away from the boundary wall that marks the side garden boundary of 11 Rushmore Place. A 7.6m deep single storey extension is proposed at the rear of the 1980's east wing, leaving a 3m gap between the end of the extension and the side garden wall of 11 Rushmore Place. At second storey, the proposed extension is 4.6m deep, stepped back by 3m above the single storey element to provide a 6m gap from the boundary. The windows at ground floor facing towards no.11 are below the height of the existing boundary wall, and at first floor, they will be fixed and obscure glazed up to 1.7m above floor level. The ground floor eaves

would sit well below the level of the existing boundary wall. In terms of the proximity of the floor above, the first floor windows are fixed and obscure glazed up to 1.7m, therefore there is no overlooking. The Council guidelines requires flank walls adjacent to the ends of existing gardens to be a minimum of 4m away at 2-storey and 6m at 3-storey. As the new wall is adjacent to the side boundary of no 11, this degree of separation is considered to comfortably meet the guidelines. The original submission has been amended to remove the roof terrace shown adjacent to the boundary with no11, to amend the French doors facing towards this boundary to obscure glazed windows up to 1.7m and to change the flat roof of the single storey element to a hipped roof to prevent informal use.

- 7.9 The adjacent ground floor unit would have a floor level almost a metre below the ground level of no 11, and, as currently, there would be a small embankment rising up between the extension and a narrow paved area on the north elevation, with a wider terrace adjacent to the western elevation. Given the levels and orientation of the main terrace, it is not considered that there would be any adverse impact on no.11 from use of the private amenity space.
- 7.10 A daylight/sunlight assessment has been submitted based on the revised proposals. It analyses impact on 1, 2, 3, 4 and 11 Rushmere Place and 7, 7a and 7b Lancaster Road. This demonstrates that there is no significant impact on daylight based on BRE daylight guidance using all three main methods of assessment and no impact on sunlight.
- 7.11 **Air Conditioning Units**
A number of residents were concerned about the potential noise impact from a/c units placed close to the site boundaries. Planning permission and listed building consent has been granted to raise the height of the ridge of the existing 3-storey plus roof space 1980's wing of Eagle House, creating an area of flat roof behind it. Ten of the air conditioning units have been re-sited in response to residents' concerns on this elevated flat roofed area. The NPPF requires planning decisions to mitigate and reduce to a minimum any adverse impacts from noise on quality of life. The submitted noise assessment has calculated the cumulative noise levels from the 10 a/c units on the roof, which would be 27 dB(A) at the face of the nearest affected window, identified as being at 11 Rushmere Place, when the barrier effects of the sunken roof parapet and distance corrections are taken into account. Noise attenuation measures will be required by condition to achieve 10dB(A) below the measured background noise level. A noise survey has subsequently been submitted with measured background noise levels which confirms the night time background level to be 30 dB(A). A condition will be attached to ensure that this level of attenuation is achieved. Even unmitigated, the report advises that it would be unlikely that any noise would be audible inside the closest dwellings. There are 4 remaining a/c units for 1, 2, 5 and 8 at lower ground floor level, 3 of which are between 23 and 25m from the nearest residential window, and the fourth is closest to the rear of the adjoining pub. They will be sited within acoustic enclosures and will be controlled by the same condition requiring a rating level at least 10 dB(A) below background level. As revised, the proposed plant siting is considered

to be acceptable subject to a suitable condition in respect of noise attenuation levels, and also that the plant should not be higher than the increase ridge height of the 1980's wing.

7.12 Noise from construction

A construction management plan will be required dealing with deliveries, parking, control of dust etc during the demolition and construction process. The Council's normal hours of construction restrictions will be applied, which are 8-6pm Mon –Fri 8-1pm Sat and no time on Sundays or Bank Holidays

7.13 Considerable amendments have been made to the original submission geared at addressing neighbour concerns. Subject to suitable conditions, officers do not consider that there are any grounds for objection based on impact on daylight, sunlight, outlook, privacy or noise in relation to adjoining properties, in accordance with Policy DM D2 of the adopted Merton Sites and Policies Plan 2014.

7.14 **Impact on Grade II* Listed Building, on the Wimbledon Village Conservation Area, the setting of the Wimbledon North Conservation Area, and adjacent locally listed buildings**

The Historic England advisor and the Council's Conservation Officer have been involved in discussions about this proposal at an early stage and both have advised, further to the revisions that have been made, that they are happy with the proposals as they relate to the fabric of the Grade II* Listed Building and its setting. This is subject to the imposition of suitable conditions to ensure both the quality of the changes to the existing building and the new extensions, particularly materials.

7.15 The principal extensions and changes are concentrated to the rear of the 1980's eastern wing and the post-1940's western wing and do not therefore affect the older parts of the building of architectural and historical importance. This has been a guiding principle. The key internal elements for retention have been identified on the plans. The extensions to the east and west wing have been modified to both mitigate impact on neighbours and tie in better with the existing building.

7.16 The new low outbuilding within the front curtilage housing cycle storage, meters and plant has been discreetly located near the side boundary, behind a new hedge. It will have a slate roof and white timber boarded walls, to tie in with the west wing and adjoining buildings.

7.17 There are 12 trees on the site. Three are proposed to be removed which are all C category – T5 ornamental cherry and T6 laburnum on the western boundary and T12 lime, on the boundary next to 11 Rushmore Place. The latter has been very harshly pruned, resulting in a tree of poor form and quality. The Council's tree officer raises no objection to their removal on the basis of their poor quality and the comprehensive re-landscaping scheme which is proposed.

- 7.18 Concerns have been raised about the footprint and scale of new extensions and impact on the setting of the Listed Building and the Conservation Area. The part two storey/part single storey extension is attached to and is viewed against the backdrop of the 1980's wing and has a footprint at ground floor which is 7.6m deep by 9.2m and the single storey extension sits behind the west wing and is 8.8m by 9.2m deep. They are sited towards the side boundaries, leaving a central communal garden adjacent to the open space at the centre of Rushmore Place.
- 7.19 Officers requested that the original landscape plan be re-visited in order to reflect the historic character of the house and its previous formal landscaping, maximise usable amenity space for residents and generally improve the setting of the building both to the front and rear, The original landscaping submission has been substituted for a comprehensive landscape strategy for the whole of the site The rear garden area has been designed to reflect what is known about the formal Jacobean garden that previously existed on the land now occupied by Rushmore Place, as revealed by a 1991 archaeological survey. This comprises features such as the diagonal gravel pathways containing oval planting beds with a central focal feature, and the flanking broad linear paths. The ornamental plant species have been selected to reflect those favoured in the Jacobean period. A second parterre garden is provided at the front of the site with formal seating area. An avenue of trees and planting are being used to create a sense of arrival and improve the landscaped setting at the front of the building. The existing front wall and railings to the High Street will be restored and repaired.
- 7.20 Although it is recognised that there is a diminution in the amount of rear garden space as a consequence of the proposed extensions to the more modern wings, the extensions are used to frame a new formal garden which reflects the Jacobean period of the main house and it considered that the implementation of the overall proposed landscape masterplan across the whole site constitutes an enhancement to the setting of the Grade II* Listed building and the Conservation Area, in line with planning policy.
- 7.21 **Quality of Accommodation**
The proposal comprises 9 apartments – 1x 1bed, 6x 2-bed and 2x 3-bed, all of which have a floorspace well in excess of London Plan standards. Units 1 and 4 within the new extensions both have direct access to external terraces and the remaining 7 units have the choice of the communal formally laid out rear garden with seating areas some 235sq m in area or a similarly formal parterre garden to the right hand side of the main frontage which has the benefit of being south facing, but with mature trees offering dappled shade. In light of the Grade II* nature of the main building, it is not possible to provide all apartments with individual amenity space but the quality and quantity of communal space is considered to be acceptable.

8.0 **CONCLUSION**

The proposed change of use, extensions and alterations to the existing Grade II* building will bring about the restoration of the c. 1613 main house and later additions within an enhanced landscaped setting at both front and rear,

reflecting the historic formal garden design of the Jacobean period. Historic England and the Council's Conservation Officer are happy with the revised proposals. It is considered that the proposal is acceptable in terms of its impact on the Listed Building, the surrounding Conservation Areas and locally listed buildings. A series of revisions have been made in response to concerns from local residents and the proposal is considered to be acceptable in terms of impact on neighbouring properties.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to conditions

1. A.1 (Commencement of Development)
2. B.1 (External Materials to be Approved)
3. B.4 (Details of Site/Surface Treatment (including re-use of Yorkstone))
4. C.10 (Hours of Construction)
5. F.1 (Landscaping/Planting Scheme)
6. F.2 (Landscaping (Implementation))
7. Tree protection measures
8. Construction management scheme
9. Provision of cycle storage/refuse storage
10. Noise from plant – designed and mitigated so that the rating level is 10 dB(A) below measured background noise level (30 dB(A))
11. Plant to be no higher than raised ridge level of 1980's wing

Grant listed building consent subject to conditions

1. A5 Listed Building consent (time limit)
2. N1 start onsite
3. N5 historic features to be retained
4. N6 form of demolition
5. N3. Works to match
6. Photographic record

7. N9 safety and security of structure during partial demolition
8. N14 and 13 protection of internal and external features