

CRAWLEY BOROUGH COUNCIL
PLANNING COMMITTEE - 9 October 2017
REPORT NO: PES/240 (e)

REFERENCE NO: CR/2017/0667/LBC

LOCATION: [LANGLEY GRANGE, LANGLEY WALK, LANGLEY GREEN, CRAWLEY](#)
WARD: Langley Green
PROPOSAL: LISTED BUILDING CONSENT FOR REINSTATEMENT OF OAK FLOOR BOARDING, RAISING THE FLOOR IN THE LANDING STORE AND CONNECTING THE BATHROOM TO EXISTING DRAINAGE.
STRUCTURAL WORKS TO GROUND FLOOR AND BASEMENT, SUMP PUMP TO BASEMENT TO DRAIN TO INSPECTION CHAMBER, INSTALLATION OF MECHANICAL VENTILATION TO BASEMENT, FIRE ALARM AND ELECTRICAL CABLES TO BE RUN IN CONDUIT, RE-SITING OF HEATING AND DOMESTIC PIPE WORK AS REQUIRED AND FORMALISING OF THE REPLACEMENT ROOF TILES. (AMENDED DESCRIPTION).

TARGET DECISION DATE: 26 September 2017

CASE OFFICER: Mr M. Robinson

APPLICANTS NAME: Crawley Borough Council
AGENTS NAME: Crawley Borough Council

PLANS & DRAWINGS CONSIDERED:

LG/LG/201 Basement Plan, LG/LG/202 Floor Boarding Plan, LG/LG/202 Other Works, LG/LG/202 Elevations Showing Replacement Roof Tile Areas, LG/LG/205 Site Location & Block Plans

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|----|--------------------------------------|---|
| 1. | GAL - Aerodrome Safeguarding | No objection |
| 2. | Historic England | No comment received |
| 3. | National Air Traffic Services (NATS) | No objection |
| 4. | CBC - Property Division | No objection |
| 5. | Listed Building Officer | No objection subject to conditions to require specific details of the attic joist repairs and requiring the other works to be undertaken in accordance with the heritage statement. |

NEIGHBOUR NOTIFICATIONS:-

The application is for Listed Building Consent and has been advertised through site notices erected around the site and through a press advert published on 16th August 2017. No neighbour consultations have therefore been undertaken.

RESPONSES RECEIVED:-

No other representations have been received.

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant.

THE APPLICATION SITE:-

- 1.1 Langley Grange is a Grade II Listed building located to the north west of Langley Walk. The site is flat and is access by a CBC access track. There are ditches forming the eastern and southern boundaries of the site. There is a detached garage to the north east of the building.
- 1.2 The building was previously in use as a Hostel but is currently empty whilst works are being undertaken.
- 1.3 Listing description - Early C17 3 bay timber-framed house, altered and enlarged in C19. Two storeys. Ground floor painted brick. First floor tile hung with bands of fishscale tiles. Hipped modern tiled roof broken on the north side by a timber-framed stair vyse with exposed timberwork. Three modern leaded casements. Fine projecting chimneybreast at east end, the lower courses of local dressed stone, the upper portion of brick, the stack rebuilt. West gable end tile hung. C19 2-storey additions, red brick on north side. Interior has stair vyse with newel post which extends from the ground to the second floor.

THE PROPOSED DEVELOPMENT:-

- 2.1 This application seeks listed building consent for the following restorative works:
 - a. Retrospective consent for the steel framework and new joists supporting the ground floor in the main living room (R01) above the basement.
 - b. Installation of new extract fan into existing opening into the basement to increase ventilation.
 - c. Existing sump pump in basement to be run along the wall to be linked to the existing inspection chamber.
 - d. Installation of oak floor boards in substantial areas of the first and second floors, and the main living room of the ground floor where the previous flooring had been replaced by Oriented strand board (OSB) in the late 1990's. This includes the removal of packers installed to allow the new floor boards to follow the original contours of the joists of these rooms.
 - e. Retrospective consent for the boarding removed to expose ground floor inglenook fireplace in the main living room (R01).
 - f. Panel wall in main ground floor living room (R01) to be affixed to new oak floor boarding.
 - g. New Oak skirting to rooms where there is a difference between the finished floor level and the wall/existing skirting.
 - h. Retrospective consent to retain existing L2 fire alarm in the main living room (R01). All cabling for which within the building is to be installed in black plastic conduit with saddles.
 - i. Raise the floor in the storage area on the 1st floor to match the surrounding floor levels.
 - j. Install new oak braced and ledged doors to the 1st floor storage area
 - k. Remove fire proofing plasterboard from the first floor storage area and make good walls with lathe and plaster.
 - l. In R24 on the second floor, remove the existing repair to joists around the chimney breast and repair with oak floor joists.
 - m. Alter pipework from boiler in the cellar so they run between joists and do not run through the joists. If not possible to run between the joists they will be affixed to new skirting with cast brass pipe brackets.
 - n. Making good existing internal walls with lathe and lime plaster.
 - o. Retention of plasterboard in bathroom on first floor (R17).
 - p. Retrospective consent for the retention of the Marley standard sand faced concrete plain roof tiles and new tanted battens.

PLANNING HISTORY:-

- 3.1 In 2012 a Listed Building application was submitted to restore and repair a number of unauthorised alterations made to the building. Red. CR/2012/0371/LBC. This has been granted consent.

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- 3.2 In 2016 Listed Building Consent was granted for minor reinstatement works to interior and to external elevations. Ref. CR/2015/0834/LBC. These works are proposed to restore the building to a condition prior to its use as a hostel, and includes the removal of roof-lights, and internal partitions and the rebuilding of chimney stacks amongst many other small scale alterations.
- 3.3 In 2016 planning permission was granted to change the use of the building from a hostel into a single dwelling house. Ref. CR/2016/0372/FUL.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.1 Section 16(2) of the PLBCA 1990 places a statutory duty on local planning authorities and provides 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.”

The National Planning Policy Framework 2012

- 4.2 Chapter 12 addresses conserving and enhancing the historic environment.
- 4.3 Paragraph 131 states that:
“In determining planning applications, LPAs should take account of:
- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *the desirability of new development making a positive contribution to local character and distinctiveness.”*
- 4.4 Paragraph 132 highlights the importance of considering the significance of the heritage asset and that any harm or loss should require clear and convincing justification.
- 4.5 Paragraph 134 states that:
“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

The relevant policies of the Crawley Borough Local Plan 2015-2030 are:

- 4.6 CH12 (Heritage Assets). All development should ensure that Crawley’s heritage assets are treated as a finite resource and that key features of significance are not lost as a result of development. Required Heritage Impact Assessments should describe the significance of the asset affected and the contribution made by their setting, the impact of the development and any measures adopted to ensure the heritage asset is respected, preserved or enhanced or exceptionally relocated.
- 4.7 CH15 (Listed Buildings and Structures). This requires all works to Listed Buildings to consistent with the character, appearance and heritage value of any Listed Building is accordance with National Legislation, policy and Guidance. Changes must preserve or enhance the design and character of the Listed Building and have regard to its historic significance.

PLANNING CONSIDERATIONS:-

- 5.1 The consideration in the determination of this application is the impact of the proposals on the special architectural and historic character of the Listed Building in this regard the determining consideration is *“...the desirability of preserving the building or its setting or any features of special*

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architectural or historic interest” as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

The basement and structure of the main ground floor living room (R01). (Works listed in 2.1 a, b and c above).

- 5.2 There is extensive evidence of historic water damage to the retained timbers within this area and the basement has been seen to be damp. It is therefore considered that the works had been previously been undertaken to this area to alleviate the damp problem, and that to this affect only the main structural timber could be retained. Whilst non-traditional materials and techniques have been used for this repair, (i.e. the steel framing supporting the modern floor joists) it is considered that the special circumstances created by the damp/water in the basement justify in this instance the robust modern methods of construction used.
- 5.3 In order to alleviate ongoing damp issues it is considered that the alterations to the sump pump to enable it to discharge directly into the external inspection chamber and the installation of an extract fan to increase ventilation within the basement would assist in making the basement area less damp. It is therefore considered that the works to the structure of the floor in this area are an acceptable solution to ensure the long term viability of the use of this room. The proposed measures to reduce the future possibility of issues with dampness would not impact adversely upon the special historic or architectural character of the listed building.

Replacement flooring and other alterations to the flooring. (Works listed in 2.1 d, g, i and l above)

- 5.4 Generally the historic joists within the building have been retained and except for the relatively minor damage from cutting through some of them to enable services to be installed they are in good condition. However nearly all of the historic flooring in the upper floors and in the main living room on the ground floor (R01) has been removed and was last replaced by modern sheet boarding in the late 1990s. It is therefore proposed to replace all of the modern sheet boarding with 225mm wide by 19/20mm new oak floor boarding (item d), to be similar to the small examples of retained historic boarding identified within cupboards on the 1st floor and on the landing of the second floor. The replacement material would be affixed with cut clasp nails and would be able to warped/bent to follow the contours of the existing joists as the packing that been previously installed would be removed.
- 5.5 It is considered that the material would be a high quality material similar to the historic floorboards identified within the building and it would be installed using a traditional method. Whilst it would be identifiably new it would complement the historic retained flooring and would be a significant enhancement when compared to the existing unauthorised floor material. It is therefore considered that this element of the proposal would restore the flooring to a situation closer to its original materials/condition, and it would therefore have a positive impact on the special architectural and historic character of the listed building.
- 5.6 The fixing of a skirting board within room R01 (item g) would be an acceptable method of concealing any gaps between the wall and the new flooring that may result as a consequence of the works to install the more appropriate oak flooring set out in paras 5.5 and 5.6 above.
- 5.7 The proposal also seeks to raise the level of the flooring in the storage area on the first floor item i. above. The original floor would be retained and a new floor on oak floor joists with oak boarding is proposed. No historic material would be lost and the new materials would match those being proposed for the replacement flooring in the rest of the building. The change is minor and is not considered to detract from the special architectural and historic character of the building.
- 5.8 The repairs to the joists around the chimney breast (item L) in the second floor room comprising the replacement of a soft wood repair with new oak is considered to be a positive restoration of the floor structure in this room that would enhance the special architectural and historic character of the listed building and assist in restoring it to its original form. Further details of the methodology for how this would be achieved will be required via condition.

Roof (*Works listed in 2.1 p above*)

- 5.9 The application also seeks consent to retain the roof concrete tiles and the new battens (item p). The tiles have been identified by the applicant as being “modern” replacements, and as the building was listed in 1948, this alteration therefore requires consent, notwithstanding the amended description provided in 1983 which identifies the roof as a modern tile. The tile used on the building has now been on the building overall for quite an extensive period of time and has weathered well. On this basis the roof tile now appears appropriate on the building, although if it was needed to be replaced in the future it is likely that a plain handmade clay peg tile would be sought as a more appropriate material. Battens are a feature of roofs that generally need updating when roofs are replaced, and are not considered to be an important feature of the structure of a building.
- 5.10 The retention of the weathered Marley sand faced concrete tile and the tanalised battens is therefore not considered to result in harm to the special architectural and historic character of the listed building.

Other alterations (*Works in 2.1 e, f, g, h, j, k, m, n, and, o above*)

- 5.11 The other alterations the building comprising (retrospectively), the removal of the unauthorised boarding around the ground floor fireplace, (item e), and affixing the walls in this room to the flooring, (item f) removing of over-boarding in the 1st floor storage area, (item k) and re-routing pipework so it does not cut through the joists (item m) are all works that would restore the building back closer to its original character and are therefore supported.
- 5.12 The retention of the fire alarm in the main ground floor living room (R01) and the installation of cabling in black plastic conduit (item h) are considered to be modest reversible changes that enable the building to be re-used. The proposed doors for the first floor storage area (item j) would be acceptable and would not harm the special architectural or historic character of the building.
- 5.13 Making good with lathe and plaster is a sympathetic repair (item n) and the retention of the plaster boarding in the bathroom within building room R17 (item o) is acceptable as it protects the historic walls behind without harming the special architectural and historic character of the building.

CONCLUSIONS:-

- 6.1 The works being applied for retrospectively and proposed are not considered to cause harm to the special architectural or historic character of the listed building, and in the case of the replacement flooring in particular will enhance the building. It is considered that the works comply with the requirements of Section 16(2) of the PLBCA 1990 and the relevant National and Local policies, and the application is therefore recommended to be granted consent subject to the following conditions:

RECOMMENDATION RE: CR/2017/0667/LBC

Grant Listed Building CONSENT subject to the following conditions:-

1. The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of three years beginning with the date of this consent.
REASON: To comply with Section 18 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.
2. The development hereby permitted shall not be carried out other than in accordance with the Heritage Statement dated July 2017 and the approved plans as listed below save as varied by the conditions hereafter:
(Drawing numbers to be added)
REASON: For the avoidance of doubt and in the interests of proper planning.

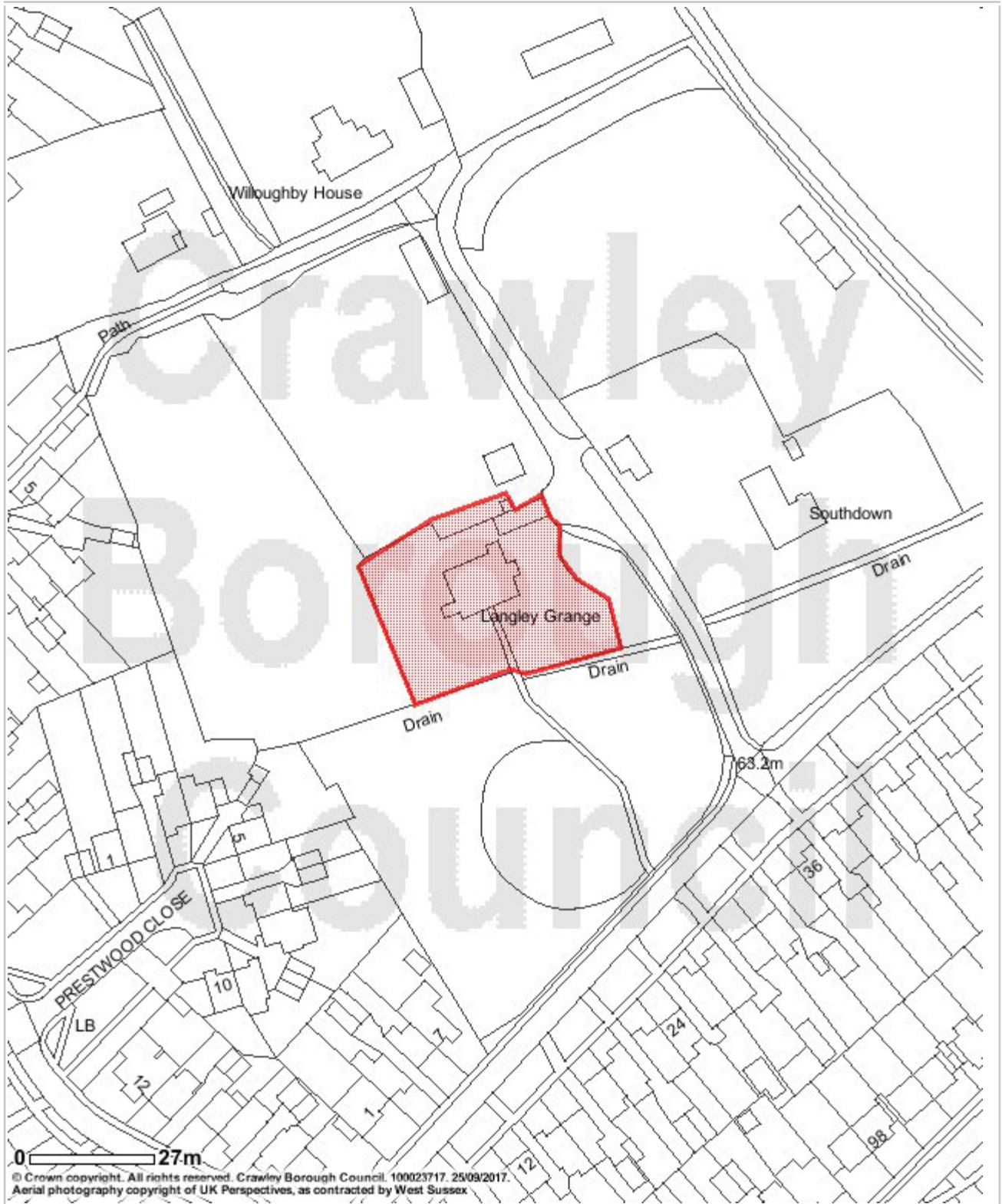
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3. The reconstruction / making good / of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials or as set out in the Heritage Statement dated July 2017. Any variation from the original materials must be with the written approval of the Local Planning Authority.
REASON: To preserve the special character of the building for the future in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.
4. The works to repair to the joists in R24 around the chimney breast shall only be undertaken in accordance with a detailed methodology setting out the precise method of repair that has first been submitted to and approved in writing by the Local Planning Authority.
REASON: To preserve the special character of the building and its features of architectural interest in accordance with policy CH15 of the Crawley Borough Local Plan 2015-3030.



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Date 25 September 2017	Approx. Scale 1:1,250
LANGLEY GRANGE, LANGLEY WALK, LANGLEY GREEN, CRAWLEY	



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