

COUNTY OF SURREY

MOLE VALLEY DISTRICT COUNCIL
Pippbrook, Dorking, Surrey RH4 1SJ

Mr Timothy Lloyd
Consilian Ltd
40 Ranelagh Gardens
Stamford Brook Avenue
London
London
W6 0YE

Ref No: MO/2021/1107/LBC
Listed Building Consent
2 July 2021

(On behalf of Mr & Mrs Paul Rodger)

**NOTIFICATION OF GRANT OF CONSENT ON
APPLICATION FOR LISTED BUILDING CONSENT**

IN PURSUANCE of its powers under the Planning (Listed Buildings and Conservation Areas) Act 1990, and The Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) Regulations 1990, MOLE VALLEY DISTRICT COUNCIL as the District Planning Authority HEREBY **GRANTS** CONSENT to the works specified in schedule 1 hereto, subject to the conditions specified in schedule 2 hereto and in accordance with the application for listed building consent submitted to the Council on 2 July 2021.

N.B. This consent does not constitute approval for any purpose whatsoever other than as indicated above. Consent under other Statutory Enactments including Part III of the Town and Country Planning Act 1990 and compliance with the Building Regulations 2000 may also be necessary.

IMPORTANT - ATTENTION IS DRAWN TO THE ATTACHED NOTES

Schedule 1 Repair and conversion of listed farmhouse to a single dwelling (Plot 1). Repair and conversion of listed barns to create a single dwelling including a new conservatory link to join the buildings together (Plot 2). Provision of a new dwelling on the south-west corner of the site incorporating the re-use of some existing farm buildings as domestic outbuildings (Plot 3). Provision of 2 nos. double car ports (one for plot 1, one for plot 2). Retain existing vehicular access for Plots 1 and 3 and provide a new access in the north-east corner of the site for Plot 1. (Application for Listed Building Consent.)

**Boswells Farm, Ruckmans Lane, Okewood Hill, Dorking, Surrey,
RH5 5NE**

Schedule 2

Conditions and Reasons

1. The development for which consent is hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 52(4) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plan numbers: Design and Access Statement (Plot 1); Design and Access Statement (Plot 2); Design and Access Statement (Plot 3); Planning Statement; Drg No. 32 L(--)05 Existing; Drg No. 32 L(--)10 Proposed; Drg No. 32 L(--)115 Plot 1; Drg No. 32 L(--)111 Plot 1; Drg No. 32 L(--)112 Roof Plot 1; Drg No. 32 L(--)214 Roof Plot 2; Drg No. 32 L(--)212 First Floor Plot 2; Drg No. 32 L(--)211 Ground Floor Plot 2; Drg No. 32 L(--)20 Car Ports; Drg No. 32 L(--)125A Plot 1; Drg No. 32 L(--)312A Plot 3; Drg No. 32 L(--)15 Site Plan; Drg No. 32 L(--)122 Roof Plot 1; Drg No. 32 L(--)216 Ground Floor Plot 2; Drg No. 32 L(--)219 Roof Plot 2; Drg No. 32 L(--)217 First Floor Plot 2; Site Plan (Proposed Layout); Drg No. 32 L(--)311A Plot 3; Drg No. 32 L(--)121A Plot 1; Drg No. 32 L(--)221 East Plot 2; Drg No. 32 L(--)223 West Plot 2; Drg No. 32 L(--)220 North Plot 2; Drg No. 32 L(--)222 South Plot 2; Drg No. 32 L(--)231 Plot 2; Drg No. 32 L(--)230 Plot 2 Existing and proposed; Drg No. 32 L(--)232 Plot 2 Existing and proposed; Drg No. 32 L(--)313A Plot 3; Tree Survey & Arboricultural Impact Assessment; Structural Report (Building No. 11); Structural Report (Building No. 12); Structural Report (Building No. 7); Structural Report (Buildings Nos. 8 & 10) contained within the application and no variations shall take place.

Reason: To accord with the terms of the submitted application and to ensure minimal impact on local amenity and the environment in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policy ENV22.

3. Prior to their installation, details of the guttering and rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: To preserve the visual amenity of the area in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

4. Prior to installation, full details of all proposed extract flues, ventilation systems and meter boxes shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason To preserve the visual amenity of the area in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

5. Prior to installation, a trial panel of brickwork shall be completed for inspection and agreement in writing by a representative of the Local Planning Authority. The trial panel shall include proposed brick bond, mortar mix and pointing detail. Thereafter, the development shall be completed in accordance with the approved details.

Reason: To preserve the visual amenity of the area in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

6. Prior to their use on the buildings, a detailed schedule of all mortar mixes, plaster and renders to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that the details are appropriate to the architectural and historic character of the building of special architectural or historic interest, in accordance with Mole Valley Local Plan policy ENV43 and policy CS14 of the Mole Valley Core Strategy.

7. Prior to the commencement of the works, a methodology statement for the protection of the building during the course of the first phase of renovation work (as detailed in the approved documents) and in the longer term, shall be submitted for prior approval in writing by the Local Planning Authority. The statement shall include the use of scaffolding, the protection of vulnerable historic fabric inside the building (including wattle and daub panels and lath and plaster) and the stabilisation of historic fabric during the course of the approved demolition work. The work shall thereafter be carried out in accordance with the approved document.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and to protect from damage and maintain the character of this [listed building] [and Conservation Area] in accordance with Mole Valley Local Plan policies [ENV42] [ENV39] and the advice of the National Planning Policy Framework and policy CS14 of the Mole Valley Core Strategy.

8. Prior to the commencement of the works a scheme for the recording of existing architectural and historic features affected by the works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented as approved.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and to record the architectural and historic fabric of the building in accordance with the advice of the National Planning Policy Framework.

9. Prior to the removal of the existing ground floors/screed within the former hall house, a written scheme of investigation (to include an Archaeological Watching Brief) in relation to potential medieval archaeology that may survive shall be submitted to the local planning authority and approved in writing. The works shall thereafter be implemented in accordance with the approved Scheme

Reason: To identify and record archaeology of interest that may survive in accordance with Mole Valley Local Plan policy ENV43 and policy CS14 of the Mole Valley Core Strategy.

10. Before any above groundworks take place details of a landscaping scheme shall be submitted to and approved by the Local Planning Authority including planting of trees, shrubs, herbaceous plants and areas to be grassed. The landscaping shall be carried out in the first planting season after commencement of the development unless agreed otherwise in writing by the Local Planning Authority, and shall be maintained for a period of 5 years. Such maintenance shall include the replacement

of any trees and shrubs that die.

Reason: To ensure the provision and maintenance of trees, other plants and grassed areas in the interests of visual amenity and in accordance with Mole Valley Local Plan policy ENV25 and policies CS14 and CS15 of the Mole Valley Core Strategy.

11. Prior to commencement of repairs to the former farm house (Plot 1), a methodology for the conservation of the surviving smoke hood adjacent to the central chimney shall be submitted to the local planning authority and approved in writing. The works shall thereafter be implemented in accordance with the approved methodology.

Reason: To protect and preserve the character of the listed building in accordance with Mole Valley Local Plan policy ENV43 and policy CS14 of the Mole Valley Core Strategy.

12. Prior to the commencement of the repairs to the former farm house and listed barn, a description of the steps and works to be taken and carried out in relation to the repair and alteration of the existing timber frame, including any additional elements to be inserted, shall be submitted to and approved by the Local Planning Authority in writing. The development shall thereafter be undertaken in accordance with the approved scheme. Due to the extent and complex nature of the required repairs, the schedule may be considered a 'working document', being updated on a building element by element basis, as the most appropriate repair in each case is better understood.

Reason: To protect and preserve the character of the listed building in accordance with Mole Valley Local Plan policy ENV43 and policy CS14 of the Mole Valley Core Strategy.

13. Further details of the method of providing insulation to the external walls, floors and roofs shall be submitted to and approved by the Local Planning Authority in writing before these works commence. The works shall thereafter be undertaken in accordance with the approved scheme.

Reason: To protect and preserve the character of the listed building in accordance with Mole Valley Local Plan policy ENV43 and policy CS14 of the Mole Valley Core Strategy.

14. Prior to the commencement of the joinery works for Plots 1, 2 and 3, detailed plans, elevations and cross sections of: (a) External joinery, at a scale of 1:20, (b) Internal joinery (for Plots 1 and 2), at a scale of 1:20, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved plans.

Reason: To protect and preserve the character and setting of the listed building in accordance with Mole Valley Local Plan policy ENV43 and policy CS14 of the Mole Valley Core Strategy.

15. The existing Horsham stone slates to the former farm house that have been removed from the roof and stored on site shall be re-used on the roof in accordance with an approved Methodology Statement. Any deficit of slates shall be made up with handmade clay tiles to be fixed to the upper sections of the roof, a sample of which shall be submitted to the Local Planning Authority for written approval prior to

the re-cladding of the roof.

Reason: To protect and preserve the character and setting of the listed building in accordance with Mole Valley Local Plan policy ENV43 and policy CS14 of the Mole Valley Core Strategy.

16. Further details of any new, replacement or altered windows and doors to be inserted in the buildings in accordance with the approved plans shall be submitted to and approved by the Local Planning Authority in writing prior to their installation/alteration.

Reason: To protect and preserve the character and setting of the listed building in accordance with Mole Valley Local Plan policy ENV43 and policy CS14 of the Mole Valley Core Strategy.

17. Prior to the commencement of the works, a timetable for regular meetings to be held with the Local Planning Authority Historic Environment Officer during to the course of the implementation of the approved works, shall be submitted to and agreed with the Local Planning Authority. The timetable shall thereafter be adhered to unless otherwise agreed in writing.

Reason: To ensure that the works are in accordance with the approved plans and that the details are appropriate to the architectural and historic character of the building of special architectural or historic interest in accordance with Mole Valley Local Plan policy ENV43 and policy CS14 of the Mole Valley Core Strategy.

Informatives

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 the National Planning Policy Framework.

Signed:



Piers Mason
Executive Head of Service (Planning and Regulation)

Dated: 31-Mar-2022

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision to refuse planning permission for a **householder application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- As this is a decision to refuse planning permission for a **minor commercial application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- **None of the above:** If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).