

TANDRIDGE DISTRICT COUNCIL
Town & Country Planning Act 1990

Mr Nigel Hartley
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London
SW13 8ET

On behalf of Fieldridge Properties Limited

The TANDRIDGE DISTRICT COUNCIL as District Planning Authority under the provisions of Part III of the Town and Country Planning Act 1990 hereby **REFUSES** planning permission for: -

Demolition of part of former Officers' mess building and conversion to provide 21 x 2 bed and 11 x 1 bed apartments (32 in total). Erection of part two storey/part three storey building providing 10 x 2 bed apartments. Restoration of former lodge building for use as 3 bed house. Erection of cycle storage buildings and formation of car parking areas.

at

Former Officers Mess, Kenley Airfield, Whyteleafe Hill, Whyteleafe

in accordance with the application registered by the Council on the 16 July 2010

The reasons for REFUSAL are:-

1. The proposed erection of a new building on this site constitutes inappropriate development in the Green Belt and there are insufficient very special circumstances to justify such development. Furthermore, it has not been demonstrated that the proposed conversion of the lodge building to residential use can be achieved without major or complete reconstruction. This therefore constitutes inappropriate development for which no very special circumstances have been demonstrated. As such, the proposal is contrary to Policies RE2 and RE6 of the Tandridge District Local Plan 2001.
2. The proposals, by reason of the scale of the works to the interior of the listed building, insertion of windows to the rear elevation and rooflights to the front and rear roofslopes, and erection of a new bay window to the principal elevation, would result in harm to the special interest of the Grade II listed building. Furthermore, the erection of a new building as proposed would by reason of its scale and location be harmful to the setting of the listed building. The proposals are therefore contrary to Policy HE1 of the Tandridge District Local Plan 2001 and advice in PPS5 'Planning for the Historic Environment'.
3. The proposed new building, due to its height, massing and location, would undermine the visual relationship between the airfield and Officers Mess building, and dominate views of this key building within the Kenley Conservation Area, and as such would fail to preserve the special character of that conservation area. Furthermore, the proposals would fail to enhance the conservation area in relation to public access to the airfield, one of the key objectives as set out in the Kenley Conservation Area Proposals Statement. The proposals are therefore contrary to Policy HE3 of the Tandridge District Local Plan 2001.
4. The proposal does not provide any affordable housing on the site contrary to the advice contained in Circular 13/96 and the requirements of Policy CSP7 of the Core Strategy DPD 2008.

5. It has not been demonstrated that adequate living conditions for future occupiers of the lodge building can be achieved in relation to light, or that in achieving these conditions through the removal of trees or works to them, public amenity and landscape character can be adequately maintained. As such the proposals are contrary to Policies BE1 and BE4 of the Tandridge District Local Plan and Policy CSP18 of the Core Strategy DPD 2008.
6. It has not been demonstrated by the applicant that an acceptable vehicular access from the site to Whyteleafe Hill can be provided in accordance with the County Highway Authority's specifications. The proposed development could therefore lead to conditions prejudicial to highway safety, contrary to Policy CSP12 of the Tandridge District Core Strategy DPD 2008 and the aspirations of PPG13: Transport.

This decision refers to drawings numbered AAI-09-122-P04 Rev A, P05 Rev A, P06 Rev A, P07 Rev A, P08 Rev A, P09 Rev A, P10 Rev A, P11 Rev A, P12 Rev A, P13 Rev A, P14 Rev A, P15 Rev A, P16 Rev A received on 22 March 2010, drawings numbered AAL-09-122-P02 Rev B and P17 received on 28 June 2010, drawings numbered AAL-09-P03 Rev B and P01/2 Rev D received on 6 September 2010 and drawing numbered AAI-09-122-P17 received on 22 September 2010.



for R.W Evans
Director of Planning

Dated 15 October 2010

NB: Please also see attached notes