

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text"/>	First name:	<input type="text"/>	Surname:	<input type="text"/>		
Company name	<input type="text" value="Fieldgrange Properties Limited"/>						
Street address:	<input type="text" value="The Comer Group"/>			Country Code	National Number	Extension Number	
	<input type="text" value="Princess Park Manor"/>			Telephone number:	<input type="text" value="0208"/>	<input type="text" value="3612424"/>	<input type="text"/>
	<input type="text" value="Royal Drive"/>			Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City	<input type="text" value="LONDON"/>			Fax number:	<input type="text" value="0208"/>	<input type="text" value="3613856"/>	<input type="text"/>
County:	<input type="text"/>			Email address:	<input type="text" value="info@comerhomes.co.uk"/>		
Country:	<input type="text"/>						
Postcode:	<input type="text" value="N11 3FL"/>						
Are you an agent acting on behalf of the applicant?				<input checked="" type="radio"/> Yes <input type="radio"/> No			

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Dr"/>	First Name:	<input type="text" value="Peter"/>	Surname:	<input type="text" value="Smith"/>		
Company name:	<input type="text" value="Dr Peter Smith Architects Planners"/>						
Street address:	<input type="text" value="45 Buckland Crescent"/>			Country Code	National Number	Extension Number	
	<input type="text"/>			Telephone number:	<input type="text" value="0207"/>	<input type="text" value="7221532"/>	<input type="text"/>
	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text" value="07710327483"/>	<input type="text"/>
Town/City	<input type="text" value="LONDON"/>			Fax number:	<input type="text" value="0207"/>	<input type="text" value="5867937"/>	<input type="text"/>
County:	<input type="text"/>			Email address:	<input type="text" value="docpsmitharch@comerhomes.co.uk"/>		
Country:	<input type="text" value="United Kingdom"/>						
Postcode:	<input type="text" value="NW3 5DJ"/>						

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Retention and conversion of existing principal range and flanking accommodation wings to form residential accommodation, and retention and adaptation to former recreation and dining rooms to rear of main range to form health club and exercise studio. Demolition of remainder of ancillary accommodation to north, extension of existing west wing to match existing east wing and construction of new wing to north to form new residential accommodation (latter forming reinstatement of former residential wing) to provide a total of 42 residential units, plus provision of 60 car spaces to new layout to south and north of the buildings and improvements to landscaping around the restored buildings. Reinstatement of former entrance lodge to Flintfield house.

Has the development or work(s) already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Former Officers Mess Building		
Street address:	Kenley Airfield		
	Whyteleafe Hill		
Town/City:	Whyteleafe		
County:	Surrey		
Postcode:	CR3 0AF		

Description:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	533224
Northing:	157703

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:	Ms	First name:	Charlotte	Surname:	Hammerton
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Reference:

Date (DD/MM/YYYY): 30/11/2010 (Must be pre-application submission)

Details of the pre-application advice received:

General guidance on planning issues and reasons for refusal of previous application. Comments on procedural matters and basis on which present application was developed.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

If Yes, please provide details:

Please refer to enclosed Drawing No. P/SP-02 that shows proposed location & arrangement of new refuse stores.

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

9. Demolition

Does the proposal include total or partial demolition of a listed building?

Yes No

Which of the following does the proposal involve?

a) Total demolition of the listed building

Yes No

b) Demolition of a building within the curtilage of the listed building

Yes No

c) Demolition of a part of the listed building

Yes No

What is the total volume of the listed building?

12602.000
00000 m³

What is the volume of the part to be demolished?

2326.0000
0000 m³

What was the date (approximately) of the erection of the part to be removed?

Month: Year:

(Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

Ancillary buildings and fire escape staircases on the north side of the historic building.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The buildings to be demolished are considered to have a very damaging impact on views of the former officers mess (the historic building) from the north

10. Listed building alterations

Do the proposed works include alterations to a listed building?

Yes No

If Yes, will there be works to the interior of the building?

Yes No

Will there be works to the exterior of the building?

Yes No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Drawing Description	Scale	Drawing No.
Site Location Plan	1:1250	00/SLP
Existing Layout & Ground Floor Plan & Surroundings	1:500	E/SP - 00
Existing Layout & Ground Floor Plan & Surroundings	1:200	E/SP - 01
Key Site Layout Plan & Surroundings	1:500	EP/SP - 01
Proposed Layout & Ground Floor Plan & Surroundings	1:200	P/SP - 02
Existing Ground Floor Plan	1:100	E/GP - 03
Proposed Ground Floor Plan	1:100	P/GP - 04
Proposed Ground Floor Plan Mezzanine	1:100	P/GPM - 05
Existing First Floor Plan	1:100	E/FP - 06
Proposed First Floor Plan	1:100	P/FP - 07
Proposed Roof Plan	1:100	P/RP - 08
Existing Sections A-A & B-B	1:100	E/S - 09
Proposed Sections A-A & B-B	1:100	P/S - 10
Existing Sectional Elevation C-C, D-D, E-E & F-F	1:100	E/SE - 11
Proposed Sectional Elevation C-C, D-D, E-E & F-F	1:100	P/SE - 12
Existing Elevation G-G, H-H, J-J & K&K	1:100	E/E - 13
Proposed Elevation G-G, H-H, J-J & K&K	1:100	P/E - 14
Existing Flintfield Lodge House	1:100	E/FH - 15
Proposed Flintfield Lodge House	1:100	P/FH - 16
Proposed Plan & Elevations of Refuse Store	1:100	P/RE - 17

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

Don't know Grade I Grade II* Grade II

Is it an ecclesiastical building?

Don't know Yes

No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

Yes No

13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	75	62	-13
Light goods vehicles/public carrier vehicles	2	0	-2
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Facing brick

Description of *proposed* materials and finishes:

Facing brick to match existing

Roof covering- add description

Description of *existing* materials and finishes:

Plain clay tiles

Description of *proposed* materials and finishes:

Plain clay tiles to match existing

Are you supplying additional information on submitted drawings or plans? Yes No

If Yes, please state plan(s)/drawing(s) references:

Please refer to enclosed documents:

1. Design & Access Statement by Nigel Hartley RIBA MRTPI
2. Planning Statement by Nigel Hartley RIBA MRTPI
3. Statement of Proposed Building Uses by Nigel Hartley RIBA MRTPI
4. Tree Report by DPA Arboricultural Consultants
5. Historic & Conservation Report Vol 1 and 2
5. Habitat & Bat Survey Report
6. Energy Efficiency Report

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit
Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

18. Existing Use

Please describe the current use of the site:

Former officers' mess building

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

Office/Institutional use

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

19. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

21. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes	19	17	3	3	
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 43

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 0

Overall Residential Unit Totals

Total proposed residential units	43
Total existing residential units	0

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	1636.0	581.0	0.0	-581.0
B1 (b) Research and development	1636.0	0.0	0.0	0.0
B1 (c) Light industrial	0.0	0.0	0.0	0.0
B2 General industrial	0.0	0.0	0.0	0.0
B8 Storage or distribution	0.0	0.0	0.0	0.0
C1 Hotels and halls of residence	0.0	0.0	0.0	0.0
C2 Residential institutions	0.0	0.0	0.0	0.0
D1 Non-residential institutions	0.0	0.0	0.0	0.0
D2 Assembly and leisure	0.0	0.0	0.0	0.0
Other Please Specify	0.0	0.0	0.0	0.0
Total	3272.0	581.0	0.0	-581.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

24. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

25. Site Area

What is the site area?

26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

Yes No

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

28. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

29. Certificates (Certificate A)

Certificate Of Ownership - Certificate A Certificate under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Title: First name: Surname:
Person role: Declaration date: Declaration made

29. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

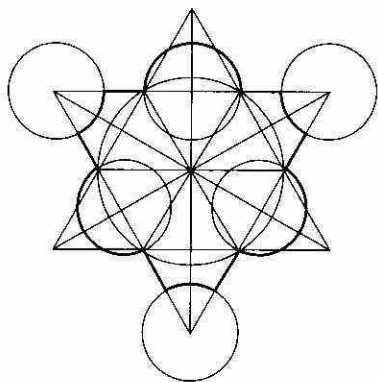
If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: Declaration Made

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Date



DR PETER SMITH ARCHITECTS PLANNERS

45 BUCKLAND CRESCENT, LONDON NW3 5DJ

TEL: 020 7722 1532 / 0705 0037 895 (M) FAX: 020 7586 7937

14th October 2011

Mr Piers Mason
The Chief Planning Officer
Tandridge District Council
Council Offices
Station Road East
Oxted
Surrey RH8 0BT

RECEIVED BY TANDRIDGE DC
PLANNING DEPARTMENT

17 OCT 2011

Dear Mr Mason

Former Officers Mess, Kenley Airfield, Whyteleafe Hill, Whyteleafe

I attach a planning application for the redevelopment of this site together with supporting documentation. I understand that no fee is required as this is the first revision to an application for a similar development refused on 15th October 2010. Tomorrow I will send a further hard copy of the drawings together with one report (which is too large to send electronically) by registered post.

enclosed
UBS

Yours faithfully

Dr Peter Smith B. Arch. RIBA



**Former Officers Mess, Kenley Airfield, Whyteleafe Hill, Whyteleafe CR3 0AF
Explanatory Statement of Proposed Uses of Buildings on Site**

The site contains the following buildings or groups of buildings:

- The former Officers Mess complex
- The Portcullis Club
- The former squash courts
- The site of the former Flintfield House Villa

These buildings and groups of buildings are identified on the annotated plan in Appendix 1.

Former Officers Mess Complex

The buildings which are identified as of historic interest in the Heritage Statement are proposed to be retained and converted to dwellings as shown on the drawings submitted with the planning application.

A number of buildings as shown on the plan as identified on the plans submitted as part of the application, and annotated on the plan in Appendix 1, are proposed to be demolished. The listing description Heritage report finds in relation to these:

"The removal of the buildings proposed to be demolished is broadly to be welcomed as it will improve views of the original retained buildings, expose original elevations currently blocked in and comply with original directions that the buildings should be free-standing structures."

Lodge to Flintfield House

This building is proposed to be retained and reinstated as a dwellinghouse as shown on plans submitted as part of the planning application and plans now submitted to supplement these.

The Portcullis Club

There are no proposals in relation to this building. It will remain in its existing use as a social club.

Former Squash Courts

The former squash courts buildings are to be retained. Repair works necessary to secure their future will be undertaken. No use has yet been identified for these but the applicant will consult with the LPA on possible uses to secure the future of the buildings.

Nigel Hartley

Chestnut Planning

14 October 2011

FORMER OFFICERS' MESS, RAF KENLEY, WHYTELEAFE HILL**DESIGN & ACCESS STATEMENT****1 INTRODUCTION**

- 1.1 This design and access statement has been prepared to explain the design of the new scheme for the conversion, replacement and extension of buildings at the former RAF Kenley to form a total of 42 new homes.
- 1.2 The Officers Mess buildings are listed Grade II so an Historic Building and Conservation Report has been prepared by Dr Peter Smith and is included in the application (the 'Heritage Assessment').
- 1.3 A Planning Statement has been prepared to set the proposed development in its planning context.

2 HISTORY

- 2.1 RAF Kenley dates back to before the Second World War as described in the Heritage Assessment . During its operational life it was not subject to planning control. After the site was vacated there were no planning applications until a planning application for conversion of the buildings at the site and construction of a new apartment building was refused in October 2010 (the 'Previous Scheme').
- 2.2 The Previous Scheme, which was designed by Amasia Architects, is described in the Planning Statement. The current scheme, which is the subject of the new planning application, has been designed by Dr Peter Smith, who has prepared the Heritage Assessment and is an architect with special expertise in conservation, to address the reasons for refusal (the 'Revised Scheme').

3 CONTEXTLocation

- 3.1 The site is to the south west of Whyteleafe on the west side of Whyteleafe Hill. Whyteleafe Hill runs approximately south from the centre of Whyteleafe, becoming Whyteleafe Road to the south of the site, to Caterham.
- 3.2 The site is about 1.2 km from the centre of Whyteleafe which is to the east of Whyteleafe Station. Whyteleafe has a good range of shopping, community and other facilities.
- 3.3 The site is approximately 1 km south of the Whyteleafe Station. Whyteleafe is also served by Upper Warlingham Station which is about 1.25 km from the site.
- 3.4 The 409 (East Grinstead to Croydon) and 411 (Tatsfield to Redhill) bus services follow Whyteleafe Hill

Surrounding Area

- 3.5 Photographs of the site are included in Appendix 1.
- 3.6 Whyteleafe Hill provides access to an area of residential development between Whyteleafe and Caterham. Although this contains a mix of housing types, detached houses in relatively large plots predominate.
- 3.7 To the immediate west of the site there is the open area of the former RAF base with its runways, perimeter tracks and associated buildings. This area is still in use for gliders. Immediately to the south of the site there is a social club, previously associated with the RAF use, but now in independent use. The NAAFI Institute further to the south is also listed Grade II and the ten fighter pens surrounding the airfield are Scheduled Ancient Monuments.
- 3.8 To the south of the airfield there is an area of terraced and semi detached housing.
- 3.9 The site has access from Whyteleafe Hill on its west side. A private road climbs fairly steeply from the junction with the public road through a wooded area turning to the west to access the northern side of the buildings proposed for conversion.

Site Description

- 3.10 The application site has an area of about 2.1 Hectares. It comprises a complex of buildings with a floor area of about 3210 square metres set in open grounds. The buildings are Listed Grade II. The whole of the site is within land designated as Green Belt and within the Kenley Aerodrome Conservation Area (the "CA").
- 3.11 The history of the site is described in the Heritage Assessment. In brief it was occupied in the c19 by a large detached Victorian Villa, Flintfield House and its lodge, which survives. Flintfield House itself was demolished in 1985. The RAF use dates from 1917. RAF Kenley was continuously in the front line during the Battle of Britain and was attacked on several occasions. Operational use of RAF Kenley ceased in the 1959 although the airfield remains in use by Reserve Forces and the Cadets Association. The Officer's Mess building remained in use until the early c21 by OFCOM.
- 3.12 Today the site contains the following buildings:
- The former Officers Mess complex
 - The former lodge to Flintfield House
 - The former squash courts
 - The site of the former Flintfield House Villa
 - The RAFF Portcullis Club House
- 3.13 The historic maps show that when it was operational the site contained a large number of operational buildings so that it was much more extensively developed. These buildings were demolished when they became redundant.
- 3.14 The central building within the Officers Mess group has been redeveloped at the rear in recent years. The extensions are unsympathetic and harmful to the character of the listed buildings.
- 3.15 There are areas of hardstanding for car parking around the Officers Mess buildings. The remainder of the site, apart from the other buildings, is open

including the sites of the RAF buildings that have been demolished. To the north and south of the Officers Mess group is open land. The eastern part of the site, with ground falling to Whyteleafe Hill, is wooded.

- 3.16 Immediately to the south of the Officers Mess buildings there is a grassed area surrounded by trees.
- 3.17 The former lodge to Flintfield House is on the right of the access road about 80 metres from the site entrance. Due to the sloping ground it is at a lower level than the road itself.
- 3.18 The squash courts are to the south of the site.
- 3.19 The site of the former Flintfield House is in the north eastern part of the site.
- 3.20 The Officers Mess Buildings are listed Grade II. The description is included in the Historic Building and Conservation Area Report.
- 3.21 The site is within the Kenley Aerodrome Conservation Area which was designated by London Borough of Croydon and Tandridge District Council in January 2006 and December 2005, respectively.

4 ISSUES FROM PREVIOUS SCHEME

- 4.1 The design issues which led to refusal of planning permission for the Previous Scheme can be summarised as follows:
 - A new build building containing 10 apartments was considered to have an adverse effect on the setting of the Listed Building and on the CA. It was considered to have no historic precedent.
 - Internally the proposals would result in the division of the large spaces on the ground floor and destruction of historic circulation patterns.
 - Externally the proposals would result in the formation of a new tier of windows in the north elevation which would result in it appearing as a three storey building.
 - The formation of window openings within this and another former double height room to the rear believed to have been a billiard room.
 - The insertion of rooflights in the roof of the main building would have a very disruptive effect.
 - In the opinion of the Council's advisor, the re-instatement of the 'missing' bay window to the front elevation would harm the building's significance.
- 4.2 The site is within Green Belt where residential development is not normally an accepted use. This was an objection in planning terms to the Original Scheme. The Planning Statement sets out the very special circumstances which exist at this site to justify the residential development which is proposed.

5 PROPOSED DEVELOPMENT

Use

- 6.1 The revised scheme will provide the following:

Conversion of Officers Mess Buildings (including extension to West Wing)

3 x 4 Bed flats
3 x 3 Bed flats
11 x 2 Bed flats
13 x 1 Bed flats
Total 30 Flats

New Build Reinstatement of Building at Rear

6 x 2 Bed flats
6 x 1 Bed flats
Total 12 Flats

Renovation of Flintfield House Lodge

1 x 2 Bed house

Total 42 Flats and 1 x 2 Bed House

- 6.2 The density of development will be about 20 dwellings/hectare This low figure reflects the character of the site with its substantial undeveloped areas. The density of development within the developed part of the site is substantially higher and derived principally from the conversion of existing buildings and replacement of the footprint of buildings that will be demolished.

Layout

- 6.3 The layout of the site is very largely determined by the conversion of the existing listed Officers' Mess buildings. The unsympathetic extensions to the listed buildings are proposed to be demolished and the elevations of the original buildings reinstated as explained in the Historic Buildings Assessment.
- 6.4 Removal of the obviously modern, unsympathetically designed buildings was proposed in the Previous Scheme. Recent research by Dr Smith has discovered that the building, which had been thought to be an operations room, is in fact of later construction and not of historic interest. The research has also shown that there was originally a building to the north of the Officers Mess. This is detailed in the Heritage Assessment.
- 6.5 It is proposed that the original building at the rear should be reinstated in line with historic precedent. It will provide 12 flats.
- 6.6 Some of the area of the buildings to be demolished will be replaced by the reinstatement of the original building at the rear and the extension of the west wing so that it has the same length as the east wing. This is explained in detail in the Heritage Assessment. Overall there will be a reduction in footprint at the site of 142 square metres.
- 6.7 Within the converted buildings the sub-division has been redesigned to minimise division of the large spaces on the ground floor and to preserve the historic circulation patterns. This addresses an objection to the Previous Scheme.

- 6.8 No windows are proposed at third floor level in the north elevation and no rooflights are proposed to be introduced in the original roofs. This addresses these two concerns that arose in relation to the Previous Proposal.
- 6.9 The proposals include re-instatement of the 'missing' bay window to the South Elevation. Whilst the Council's advisor felt that this element would harm the building's historic significance, the Heritage Assessment indicates that this is outweighed by the benefit of reinstatement in architectural terms.
- 6.10 Vehicular and pedestrian access to the proposed development is as existing using the historic site access road.

Scale

- 6.11 The proposed new build flats have been designed to be the same scale as the existing Officers' Mess buildings. This is appropriate in terms of the setting of the listed buildings and also of impact of development on the Green Belt.

Landscaping

- 6.12 The existing landscape of the site is one of buildings and associated hard surfaces surrounded by grassland or wooded areas. This is preserved and improved upon in the Revised Scheme which includes a less rigid car parking layout and a softer landscape.
- 6.13 The wooded and other landscaped areas of the site will be retained. They will be the subject of appropriate restoration and will then be managed as part of the management scheme for the development (see DPA Arboricultural Report).
- 6.14 The landscaping on the site will be maintained by the management company which will manage and maintain the buildings, parking area and other common parts of the development. It will be funded by a service charge paid by apartment owners.
- 6.15 New trees are to be planted around the converted Officers Mess buildings and the new flats building. These will enhance the setting of the Listed Building.

Appearance

- 6.16 The appearance of the site will remain fundamentally the same since the existing buildings and landscaped areas will be retained. However, the appearance of the listed buildings will be substantially enhanced by the removal of the single storey extensions as explained in detail in the Heritage Assessment and the reduction in tarmac areas to the north.
- 6.17 The reinstated original building and the extension to the west wing of the Officers Mess reproduce the appearance of the listed building, including elevations, roofs and materials.

Historic Environment

- 6.18 The Historic Assessment includes an assessment of the existing buildings and an assessment of the effect of the proposed development on the listed buildings and conservation area. The report concludes that:

- the removal of the buildings proposed to be demolished is welcomed as it will improve aspects of the original retained buildings, expose original elevations currently blocked in and comply with original directions that the buildings should be free-standing structures.
- The reinstatement of the building to the north is beneficial.
- There is no objection to the small refuse store buildings in a style related to the original building.
- The proposed extension to the West Wing will reproduce the elevations of the existing building and is beneficial.
- The landscaping and layout within the site differs very little from the existing. The reduction in hardstanding and additional planting are acceptable.
- The car parking layout is better in terms of the setting of the Listed Building and the CA than the layout in the previous scheme.
- A pruning and management scheme for the trees is desirable.
- The retention of the squash courts, Portcullis Club, gun emplacement and lodge in the proposed development is welcomed. A plan or programme for carrying out works of repair and management in relation to all of these would be useful.

Residential Units

- 6.19 The scheme proposes a mix of one, two, three and four bedroom flats and one house. Approximately 45% of the flats are one bedroom with 40% of two bedroom and about 15% three and four bedroom. It is considered that this mix is appropriate.

Energy Conservation and Renewable Energy

- 6.20 There is a policy requirement that 20% of the energy consumed by the scheme should come from renewable sources. It was established that this could be achieved for the previous scheme and the position is the same with the Revised Scheme. Achieving this will, however, require detailed design of the fabric and services systems and it is considered that this would be better done later in the design (after planning permission). It was considered in relation to the original scheme that this could be secured by a condition and it is proposed that this should be the position again.

6 ACCESS

Location

- 7.1 The appeal site is in a location with appropriate sustainability credentials, including bus routes on Whyteleaf Hill and rail stations, shops and other facilities within Whyteleaf centre about 1.2 km away.

Site Access Arrangements

- 7.2 The main vehicular access will be via the existing road from Whyteleaf Hill. A public footpath access is also proposed as shown on architect's site plan.

Access within the Development

- 7.3 The Officers Mess buildings are two storey with a mezzanine level in the main wing. The proposed new building is also two storey. Access within both the converted buildings and new building is via stairs and two lifts (in the main wing and new north wing).

- 7.4 The ground floor flats will have access for disabled persons from the car parking areas with appropriate gradients, kerb and threshold designs. Within the apartments on the ground floor door widths will be suitable for wheelchair users.

Parking

- 7.5 65 car spaces are provided using the areas of the site as shown on the site plan. The proposed parking areas have been changed in the Revised Scheme with fewer spaces to the north, where they would be more visible, and more to the south where siting close to the main entrance is more appropriate.

8 Conclusion

- 8.1 The Revised Scheme addresses the reasons for refusal of the Previous Scheme.
- 8.2 The proposed conversion of the Officers Mess building largely maintains the internal layout. It keeps the historic external appearance and does not include third storey windows or rooflights as were proposed in the Previous Scheme.
- 8.3 The removal of the unsympathetic and recent rear extensions will enhance the appearance and setting of the Listed Building.
- 8.4 The proposed reinstatement of the original building at the rear, and the extension to the west wing to match the east wing, will be beneficial in architectural and historic terms.
- 8.5 The proposed development will enable the conservation of the landscaped setting of the site and secure its continued maintenance.

Nigel Hartley RIBA MRPTI

Chestnut Planning

14 October 2011

**FORMER OFFICERS' MESS, RAF KENLEY, WHYTELEAFE HILL****PLANNING STATEMENT****1. Introduction**

- 1.1. This statement has been prepared to set out the case for granting planning permission for the conversion of the existing Officers Mess building to residential accommodation, with limited extension and reinstatement of one original building.

2. The Site

- 2.1. The site comprises a complex of buildings with a floor area of about 3210 square metres set in open grounds with an area of about 2.10 Hectares. The buildings are Listed Grade II. The whole of the site is within land designated as Green Belt and within the Kenley Aerodrome Conservation Area (the "CA").

3. The Proposed Development

- 3.1. The proposed development is the demolition of existing buildings identified on site plan which have a footprint of 587 square metres, conversion of existing buildings to form 26 apartments, extension of the existing building to provide 4 apartments and construction of a new building providing 12 apartments. The total footprint of replacement buildings is 445 square metres, which represents a net reduction in footprint of 142 square metres. The proposals also include the restoration of the former lodge building to use as single dwelling house and the construction of refuse storage buildings and car parking areas.

4. Planning History

- 4.1. RAF Kenley dates back to before the Second World War as described in the Heritage Assessment. During its operational life it was not subject to planning control and subsequently whilst in Crown Ownership there were no planning applications. After the use of the site by the RAF ceased the buildings were used as offices and laboratories until 2004. The site therefore has lawful use for Use Class B1.
- 4.2. After the site was vacated there were no planning applications until a planning application for conversion of the buildings at the site and construction of a new apartment building was submitted in 2010. This was refused (the 'Previous Scheme').

- 4.3. The Previous Scheme comprised the following:

Conversion of Officers Mess Buildings

21 x 2 Bed flats
11 x 1 Bed flats

Renovation of Flintfield House Lodge

1 x 3 Bed house
New Build
10 x 2 Bed flats

Total 32 x 1 and 2 Bed Flats and 1 x 3 Bed House

- 4.4. The Previous Scheme included the demolition of non-original buildings on the north side of the main building. These were to be replaced by a new three storey building containing 10 flats to the north west of the main buildings.

- 4.5. The Previous Scheme was refused with six reasons:

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 roof slopes, 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 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, BE4 of the Tandridge District Local Plan and Policy CSP18 of the Core Strategy DPD 2008.

6. It has not been demonstrated that an acceptable vehicular access from the site to Whyteleafe Hill can be provided in accordance with the County Highways 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.

5. Planning Policy

- 5.1. Relevant planning policies are set out in the the Tandridge District Core Strategy (2008) and saved policies of the Tandridge Local Plan (Local Plan 2001, Policies Saved 2008). Relevant national planning policy is set out in PPS1, PPS3, PPS5 and PPG2.
- 5.2. The relevant policies to this application are:
- Green Belt (Local Plan RE2 and RE6 and PPG2)
 - Heritage (Local Plan HE1, HE3 and PPS5)
 - Affordable housing (Core Strategy CSP7)
 - Residential amenity (Local Plan BE1 and BE4 and Core Strategy CSP 18)
 - Vehicular access (Core Strategy CSP12 and PPG13)
- 5.3. In addition the emerging National Planning Policy Framework (the 'NPPF'), which will replace all existing national policy, is of relevance.

6. Green Belt

- 6.1. National Green Belt planning policy is set out in Planning Policy Guidance Note 2 (PPG2). Local policy is set out in the Local Plan Policies RE2 and RE6.
- 6.2. Local Plan Policy RE2 sets out the general position of development in the Green Belt outside settlements including:
- " Outside the settlements there will be a presumption against inappropriate development that would be harmful to the Green Belt. Proposals for inappropriate development may be justified if very special circumstances that outweigh the harm by reason of inappropriateness or any other harm can be shown to exist."*
- 6.3. The construction of new buildings inside the Green Belt is inappropriate and will not be permitted. PPG2 (Paragraph 3.2) states:
- "Inappropriate development is, by definition, harmful to the Green Belt. It is for the applicant to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations."*
- 6.4. Policy RE6 sets out the provision for buildings in the Green Belt outside settlements to be converted for re-use subject to certain criteria being met:
- *Proposals should normally be accompanied by a structural survey showing that the building in question is capable of conversion without major or complete reconstruction.*
 - *The re-use of buildings within the Green Belt is not inappropriate development providing: it does not have a materially greater impact than the present use*

on the openness of the Green Belt and the purposes of including land in it and the form, bulk and general design of buildings are in keeping with their surroundings.

- 6.5. RE6 includes that the conversion of buildings in the countryside to residential uses will only be approved where it is demonstrated that certain criteria are met including:

"the proposal would assist in the preservation of a listed building; and the conversion works will preserve the historic or architectural features of the building where no other alternative would secure its long term future."

- 6.6. The draft NPPF at 19 includes general advice as to how the planning system should operate including:

"Planning should proactively drive and support the development that this country needs. Every effort should be made to identify and meet the housing, business, and other development needs of an area, and respond positively to wider opportunities for growth. Decision-takers at every level should assume that the default answer to development proposals is "yes", except where this would compromise the key sustainable development principles set out in this Framework."

- 6.7. Also at 19, in relation to heritage assets the draft NPPF includes:

"Planning policies and decisions should seek to protect and enhance environmental and heritage assets in a manner appropriate to their significance, and reduce pollution. Where practical and consistent with other objectives, allocations of land for development should prefer land of lesser environmental value."

- 6.8. The draft NPPF includes at 144 that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this include:

- *"the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the **original** building*
- *the replacement of a building, provided the new building is not materially larger*
- *limited infilling or the partial or complete redevelopment of previously developed sites excluding temporary buildings), whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development"*.

7. Heritage

- 7.1. Policy HE1 is concerned with listed buildings and states that the Council will seek to retain and preserve listed buildings and in considering proposals affect these will apply the following criteria of relevance here.
- proposals to demolish or carry out alterations which are considered to have an adverse effect on Listed Buildings will be refused;
 - alterations and additions to Listed Buildings will only be permitted where these respect and reflect the characteristics, scale and materials of existing buildings or features; existing features should not be removed or concealed;

(iii) proposals for new development, including alterations and additions, changes of use, as well as that in the vicinity of a Listed Building, should preserve the building, any features of architectural or historic interest and its setting.

- 7.2. Policy HE3 is concerned with Conservation Areas and sets out guidelines for development control including of relevance in this application:
- (i) there will be a presumption in favour of the preservation of buildings that make a positive contribution to the character of conservation areas; proposals for alterations, and for demolition of other buildings in conservation areas, will only be approved, if the merits of the replacement development outweigh the townscape, visual, architectural or historic qualities of the existing buildings;
 - (ii) new buildings should be in scale with the surroundings and respect the height, bulk and width of their neighbours;
 - (iii) the design of new buildings should enhance or preserve the area and be sympathetic to the characteristics of buildings in the area; detail need not imitate existing detail, but new buildings should be well designed; particular attention should be paid to the relationship between solid and void in fenestration storey height and roof treatment;
 - (iv) materials used in new buildings should have regard to the existing range of traditional materials associated with the conservation areas or should be sympathetic to the local colour and texture;
 - (v) the treatment of hard surfaces, walls, outbuildings and the design of landscaping and planting must respect and integrate into the local scene.

8. Affordable Housing

- 8.1. Policy CSP7 is concerned with housing balance. It includes that the Council will require all housing developments of 5 units and above to contain an appropriate mix of dwelling sizes in accordance with current identified needs for particular areas of the District, as set out in future Housing Need Surveys and Strategic Housing Market Assessments. The text to the policy includes at 8.15:
- 8.2. *"Where a development includes a proportion of affordable housing the Council will normally specify a required mix of dwelling sizes. In such circumstances the required mix of affordable homes will take precedence over any general requirement for the area. Density and character considerations may also affect the required mix."*

9. Residential Amenity

- 9.1. CSP18 is concerned with character and design. It includes the following of relevance in this case:

"The Council will require that new development, within town centres, built up areas, the villages and the countryside is of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness. Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.

Development must not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic and any other adverse effect.

The Council will protect the wooded hillsides in the built-up areas by ensuring that new development does not adversely affect the character of these areas and that there is no overall loss of tree cover."

- 9.2. BE1 is a general policy for new development and contains more detailed requirements relating to design, amenity and layout. BE4 is concerned with landscape design in new developments and includes:

"Proposals for development should demonstrate that particular care has been taken in the provision, use and design of spaces between buildings and that the hard and soft landscape design is suitable for the site and form of development. Existing trees of significant public amenity value should be considered as part of the initial design process to ensure they can be retained as an integral part of the scheme."

10. Vehicular Access

- 10.1. CSP12 includes of relevance in this proposal, that the Council will have regard to adopted highway design standards and vehicle and other parking standards.

11. ASSESSMENT

Green Belt

Use

- 11.1. The planning officer's report on the Previous Scheme (the "Officer's Report") included:

"In terms of the other criteria comprising Policy RE6, many of these relate primarily to the re-use and conversion of buildings (usually former agricultural buildings) in rural locations. In this regard, no specific objection is raised in principle in Green Belt terms to the change of use of this building to residential occupation. Whilst not according with the aims of Policy CSP1, the site - whilst outside a designated settlement - is not remote from public transport links and the facilities in the nearby built up areas of Caterham and Whyteleafe. It is recognised also that as the building is listed, a viable new uses is needed for the building. This will be examined in more detail in relation to the impact on the listed building. In Green Belt terms, however, no objection is raised to the conversion of the Mess Building to residential use. "

- 11.2. The re-use of this site for residential use is therefore acceptable in principle notwithstanding the location within the Green Belt.

- 11.3. Conversion of Officer's Mess Building

- 11.4. The Officers Report included:

"In terms of the other criteria of Policy RE6, the conversion would be achieved without any extension to the building and would involve the removal of sections of the building to its rear. As such there would be no greater impact on the openness of the Green Belt, and some slight benefit to openness as a result of the elements of demolition. Car parking would be accommodated within areas already hard surfaced for parking, and as such this element of the proposal would not result in any additional harm to openness."

- 11.5. The conversion of the Officers Mess building is therefore acceptable. The objections to the Previous Scheme in Green Belt terms arose from the proposal for renovation of the former lodge building and the proposal for a new three storey building adjacent to the Officer's mess to provide 10 apartments.

Renovation of Lodge Building

- 11.6. The lodge is a two storey building in poor condition. It was formerly the lodge to Flintfield House which occupied the site before the arrival of the RAF. Flintfield House itself was demolished at some time after 1971 during the RAF use of the site. The lodge is therefore an important part of the history of the site.

- 11.7. The Officers Report scheme included:

"Therefore, whilst no objection is raised in principle to its renovation for use as a dwelling, this being the most suitable use for a building of this size and location, its conversion needs to be assessed in relation to the criteria as set out in Policy RE6."

- 11.8. The report *"acknowledged that as a brick built structure, it is possible that the building could be converted without 'major or complete reconstruction'*. However, in the absence of a structural survey and method statement, the officers advised that compliance with Policy RE6 cannot be demonstrated. Their report did however advise that the renovation of the lodge would not result in any harm to openness.

- 11.9. We acknowledge that the building is in poor condition. However, it is plain that it is possible to convert it without major or complete reconstruction. We would therefore question whether it is necessary to produce a detailed structural survey to confirm this at planning stage. If the lodge was an isolated building in the countryside, we could see why that would be required. However, it is not a building of that type. It is one building within a site of historic importance and it is a part of that history. If, as has been acknowledged, it will be possible to reinstate it, then we would suggest that a detailed structural survey to prove this is unnecessary. As the lodge serving the original house on the site, this building is of historical interest and its future would be secured by conversion.

- 11.10. We would therefore request reconsideration of the requirement for a structural survey.

11.11. Demolition and New Build Development

- 11.12. The Historic Buildings Report refers to the buildings proposed to be demolished on Page 7:

- 11.13. *"Along the northern front there are now a series of ancillary buildings with steeply-pitched mansard roofs housing loading bays and storage areas for the laboratories and replacing original buildings on this frontage which previously extended further out. These structures screen the two main rooms with their traditional pitched roofs and have a very damaging impact on views of the officers' mess from the north...."*

- 11.14. The report advises further to this on Page 8

"Referring to the plan, the removal of the buildings shown lightly cross-hatched is broadly welcomed as these are primarily quite recent additions, and as we do not have an indication of the design of earlier buildings in this location, there

seems to be no good argument for their retention. Their removal will improve the views of the original retained buildings from the north and east and expose elevations currently blocked in. This will also comply with the original directions that buildings should be free-standing structures."

- 11.15. This highlights a conflict between the requirements of Green Belt policy which allows for conversion buildings and the clear benefits in terms of the historic environment of demolishing buildings that are of quite recent construction and which are very damaging in terms of views of the original buildings.
- 11.16. Following refusal of the Previous Scheme, Dr Peter Smith was instructed to carry out a review of the proposals and to draw up a revised scheme. This will be considered in heritage terms below. As part of his work, Dr Smith carried out further research into the history of the site. He discovered that the building which had been thought to be an operations room was in fact of more recent construction. He also found information on the original form of the Officer's Mess building showing that the original buildings included one that was to the north.
- 11.17. The Revised Scheme that has been designed by Dr Smith, differs in a number of respects from the Previous Scheme. Of most significance, in pure Green Belt terms, it proposes an extension to the existing west wing on its northern end and the reinstatement of the original building that stood to the north of the Officers Mess building. The recent building, originally thought to be the operations room, is proposed to be demolished. The Heritage Assessment demonstrates why these proposals are appropriate in terms of impact on the Listed Building.
- 11.18. The Officer's Report included:
- "The erection of the new building, however, would have a significant impact on openness. Although located close to the built form of the Officer's Mess, it would be constructed on a currently open and undeveloped part of the site. This building would have a footprint of 336 sq and the central section of the building would measure 9.5 m to the ridge. It would be clearly visible in views both from within the site and also from many vantage points around the airfield to the west. Furthermore, although its height is slightly less than that of the highest, central section of the Mess Building it has a relatively high eaves height of 7.5m, which enables three full storeys of accommodation to be provided. Therefore whilst the height to the outermost wings to the new building would be lower in height, the building as a whole would have a significant visual impact with considerable harm to openness in a Green Belt context. "*
- 11.19. The Revised Scheme includes two elements of new build development to replace the buildings that will be demolished.
- 11.20. The first of these, the extension to the west wing of the building, is proposed as a replication of the existing. The second new build element is the reinstatement of an original building on the north side of the Officers Mess. This will be two storey and similar in scale to the original. The Heritage Assessment shows that it is appropriate in terms of impact (see below). Neither of these proposed elements will have the visibility or lead to the adverse effects identified in the officer's report. In terms of area, they would reduce footprint at the site by 142 square metres.
- 11.21. Reason for refusal 1 included *"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."*

11.22. The Officer's Report considered that the very special circumstances case put forward with the Previous Scheme was not "*sufficient to outweigh the identified harm*".

11.23. It is submitted that the very special circumstances which justify the new build development proposed in the Revised Scheme are:

- The proposed new build development will be smaller than the existing buildings that will be removed.
- The removal of the existing buildings is in accordance with the Heritage Impact Assessment and would enhance the Listed Building and its setting.
- The proposed new building is a partial re-instatement of an original building (apparently an accommodation block) previously demolished.

11.24. The principle that new development may be acceptable in Green Belt, where it replaces existing buildings which will be removed, and maintains openness, is the basis of Annex C to PPG2. That guidance relates to Major Developed Sites identified in local plans. This site is not identified as such in a local plan. However, the principle has been held to be acceptable at other sites. For example, an appeal relating to conversion of existing buildings and residential development at Royal George Mills (APP/W4223/A/01/1074700, Appendix 1) included:

"16. Annex C of PPG2 deals with the future of major developed sites in the Green Belt and indicates that redevelopment may not be inappropriate where the site is specifically identified in the adopted UDP as a 'major developed site'. The mill complex is not identified for that purpose in the UDP, and the scheme must therefore be assessed as inappropriate development. The appellant accepts that the construction of new houses on the sites of the buildings to be demolished amounts to inappropriate development and is therefore harmful to the Green Belt according to local and national policies. I intend to look first at the question of whether the partial redevelopment would cause any other harm to the purposes of including land in the Green Belt or to its openness, which is its most important attribute.

17. Even though the site is not an 'Annex C site', I consider that the advice on redevelopment in paragraphs C4-C8 of PPG2 can be taken as useful guidance in assessing the impact of the scheme on the openness of the Green Belt."

11.25. In an appeal relating to Kingswood Grange, Reigate (APP/L3625/V/01/1080980, Appendix 1) the SoS granted planning permission having accepted the inspector's findings. The development was the demolition of a mental welfare home and erection of 3 new buildings comprising 24 apartments. The site was in Green Belt and therefore its planning permission could only be granted if very special circumstances existed. The inspector's report included:

"38. Paragraph 3.8 of PPG2 sets out the criteria to be used in determining whether or not the re-use of the existing buildings on the applications site would be inappropriate development in the Green Belt. Whilst not directly applicable to the applications proposals, which would involve demolition and new build as stated above would in any event represent inappropriate development, I consider criteria (a), (b) and (d), adapted as appropriated, can be used to assess the acceptability or otherwise of the applications proposals. "

- 11.26. The approaches taken by the SoS and inspectors in these appeals, when applied to the current proposal confirm that reducing the amount of development amounts potentially to a very special circumstance. The siting, and associated effect on openness and the Listed Buildings, then has to be considered.
- 11.27. An call-in decision by the Secretary of State relating to proposed residential development at Strayfield Works is relevant to this (LRP219/Q5300/0/50, Appendix 1). The SoS's decision included consideration of the following issues:
- "The effect of the proposal on the Metropolitan Green Belt; and*
- Whether any harm to the Metropolitan Green Belt that may ensue from the proposal is outweighed by 'very special circumstances to allow an inappropriate development in the Metropolitan Green Belt.'*"
- 11.28. The SoS accepted the inspector's recommendation and granted planning permission. The inspector found that the existing buildings, which were to be replaced with new development, occupied a prominent position and were visually intrusive. The inspector reported that there was no dispute that the proposal for housing represented inappropriate development in the Green Belt. It was therefore necessary to consider whether there are any very special circumstances which would outweigh the harm caused by such development. The council had indicated that:
- "but for the fact that the site has not been specifically identified in the UDP as a major developed site in the Green Belt, it meets all of the criteria set down in C2 of PPG2."*
- 11.29. The inspector concluded on this issue:
- "I accept that, because of their wide-ranging visual impact on the appearance of the Green Belt, the demolition of the buildings and removal of the extensive areas of hardstanding last used for external storage of plant and equipment and the parking of cars may be regarded as very special circumstances."*
- 11.30. The inspector then considered the proposed development that would replace the buildings and found that impact of this would be very significantly less than that of the existing structures. He found that the proposed layout represented a very substantial reduction in the aggregate footprint of development on the site.
- 11.31. This case is not precisely similar to the proposed development but it shows that an improvement in visual impact and a reduction in the amount of built footprint through redevelopment are very special circumstances which justify new build development in Green Belt.
- 11.32. A similar approach was taken by an inspector in an appeal at Nutfield Masonic Centre (APP/K3625/A/01/1071569, Appendix 1). The proposal was to replace an unattractive extension with a new build extension and the issue was whether very special circumstances existed to justify granting planning permission. At 11, the inspector found:
- 11.33. *"By themselves, the functional benefits of the proposal would not amount to very special circumstances. However, I attach considerable weight to the significant improvement in the appearance of the building that would result from the proposal. In my view the combination of this improvement and these functional benefits do amount to very special circumstances which would outweigh the*

harm by inappropriateness and the harm to openness that this relatively small extension would cause."

11.34. These appeal decisions clearly show the principle that:

- a reduction in foot print; and
- an improvement in visual appearance/impact

can constitute very special circumstances to justify a grant of planning permission for new buildings in the Green Belt.

11.35. The benefits that will arise in terms of the historic environment, as well as the appearance of the Green Belt, from the Revised Scheme parallel the improvement/appearance in the above appeals.

11.36. With regard to the Revised Scheme, the conclusion of the Heritage Assessment is that the proposed demolition of the non-original buildings and their replacement with new buildings as an extension of one wing and reinstatement of an original building would be positive in terms of the listed building. This, together with the reduction in footprint, amounts to very special circumstances that justify granting planning permission in this case.

11.37. The proposed development meets with the requirements of the draft NPPF because:

- the proposed replacement of would be smaller than the existing buildings which it is proposed should be removed.
- the proposals represent partial redevelopment of a previously developed site. The buildings that are proposed to be redeveloped are permanent not temporary buildings. The proposed redevelopment would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

12. Heritage

12.1. The Officers Mess is Listed Grade II. The site is within the Kenley Aerodrome Conservation Area (the "CA"). A proposals statement for the CA was published at the time of designation.

12.2. The Heritage Assessment describes in detail the history of the Aerodrome and identifies the features that are of heritage value. It then describes how Dr Smith has designed the Revised Scheme to address objections that were made to the Previous Scheme (designed by Amasia Architects). The LPA is referred to the Heritage Statement for detailed information. In brief however, the key features of the new design are:

12.3. The scheme for conversion of the Officers Mess has been revised so that there fewer changes in the internal layout than was proposed in the Previous Scheme.

12.4. There are fewer mezzanine galleries and no accommodation in the roofs.

12.5. No roof lights are proposed to be introduced into the existing roofs.

12.6. It is proposed that a building at the rear, thought at one time to have been a operations room, should be demolished. Dr Smith's recent research has found

that this is in fact not original and that it can be removed. The Revised Scheme proposes a new building at the rear which reinstates an original building which was demolished earlier.

- 12.7. It is proposed that the west wing of the Officer's Mess should be extended to match the east wing.
- 12.8. The car parking layout at the site has been redesigned so as to be less visible and obtrusive.
- 12.9. The Revised Scheme includes the reinstatement of a bay window lost to bomb damage during WWII. This was included in the Previous Scheme and attracted an objection from the Council's historic buildings advisor. The appropriateness of either reinstating the window with an accurate reproduction or leaving it missing to show the bomb damage, is something on which historic buildings experts could reasonably differ. It does not in our assessment amount to an issue that could justify a refusal of planning permission.
- 12.10. In other respects the Revised Design addresses the objections previously raised by the LPA. It has been designed by Dr Peter Smith, who is the author of the Heritage Assessment and an expert in the conservation of historic buildings.

13. Affordable housing

- 13.1. There is no affordable housing target in Policy CSP7. The amount of affordable housing will need to be considered in the light of housing need, market conditions and viability. Given the factors involved at this stage, the proposal is for no affordable housing. However, the applicant will be pleased to discuss this issue in detail with input from the Council's planning and housing officers.

14. Residential amenity

- 14.1. The only residential amenity issue raised in the Officers Report was related to trees. It included that the lodge is in a wooded part of the site and that no details had been submitted to indicate the scale of the tree works necessary to provide adequate light to the building. The concern was that the works required could harm the landscape character of the site. The reality is that none of the trees referred to is the subject of a TPO. There is no sound reason for objection to the conversion of the lodge building. In fact it is in a positive feature of the proposals in heritage terms. Should any trees need to be cleared in order to allow the lodge to be brought back into residential use these will be self seeded saplings or trees which have established since the previous residential use ceased. The effect of their removal on the wooded appearance of the site would be minimal.

15. Vehicular access

- 15.1. The site has lawful use for B1 uses, offices and laboratories. The total floor area is 3210 square metres. This would accommodate a large number of officer workers, of the order of 200. The associated traffic movements of these travelling to and from work, plus visitors and deliveries would equate to a much larger number of trips than would be associated with the proposed residential development.
- 15.2. Since the site can be used for its lawful use without any need for planning permission there could be no requirement for any alteration to the existing access.

- 15.3. The Previous Scheme included the relocation of the access position and this produced some concerns in relation to the need to relocate speed cushions and the suggestion that a speed survey should be carried out. In the light of the large lawful capacity of the existing access it is proposed in the Revised Scheme that the existing access should be maintained without alteration.

16.Trees

- 16.1. The site is subject to TPOs (see Tree Report) which identify the important trees. The Officer's Report advised that in general terms the Previous Scheme was acceptable in terms of trees. An objection was raised in relation to the proposed conversion of the lodge. This has been considered at 14.1 above.

17.Renewable Energy

- 17.1. The Officers Report stated that the requirement that a 20% saving in CO2 could be secured by a condition requiring submission of details for approval. Given that the technologies involved can only be designed in the context of detailed design of the building fabric we would request that this issue should be dealt with by a condition.

18.Nature Conservation

- 18.1. An extended Phase 1 habit survey and a bat building assessment report are included with the application. On the Previous Scheme the Officers Report recommended that a condition could require submission and approval of a management plan. We would request that this issue be covered by a condition with the Revised Scheme.

19.Conclusion

- 19.1. The Revised Scheme has been designed to address the reasons for refusal of the Previous Scheme. The above assessment concludes:
- 19.2. The proposals are acceptable in terms of their impact on the Listed Building and Conservation Area.
- 19.3. There are very special circumstances which justify development at this site within the Green Belt.
- 19.4. All reasons for refusal of the Previous Scheme have been addressed in the Revised Scheme.
- 19.5. The Proposed Development accords with all relevant local and national planning policies as identified in the reasons for refusal of the Previous Scheme and set out above. There are not material conditions which would indicate that planning permission should not be granted.
- 19.6. Therefore we would request that the application should be approved. However, we fully appreciate that this application involves some complex issues and we will be very pleased to discuss the proposals and provide any additional information required by the LPA to assist in its determination.

Nigel Hartley RIBA MRTPI

Chestnut Planning
14 October 2010

14 OCT 2011 1388

SCHEDULE OF DRAWINGS - Officers Mess Building, Kenley Airfield

13th OCT 2011

Officers Mess, Kenley Airfield	Description	Scale	Drawing No.	Rev
	Site Location Plan	1:1250	00/SLP	
	Existing Layout & Ground Floor Plan & Surroundings	1:500	E/SP - 00	
	Existing Layout & Ground Floor Plan & Surroundings	1:200	E/SP - 01	
	Key Site Layout Plan Showing surrounding area & part site plan boundary	1:500	EP/SP - 01	
	Proposed Layout & Ground Floor Plan & Surroundings	1:200	P/SP - 02	
	Existing Ground Floor Plan	1:100	E/GP - 03	
	Proposed Ground Floor Plan	1:100	P/GP - 04	
	Proposed Ground Floor Plan Mezzanine	1:100	P/GPM - 05	
	Existing First Floor Plan	1:100	E/FP - 06	
	Proposed First Floor Plan	1:100	P/FP - 07	
	Proposed Roof Plan	1:100	P/RP - 08	
	Existing Sections A-A & B-B	1:100	E/S - 09	
	Proposed Sections A-A & B-B	1:100	P/S - 10	
	Existing Sectional Elevation C-C, D-D, E-E & F-F	1:100	E/SE - 11	
	Proposed Sectional Elevation C-C, D-D, E-E & F-F	1:100	P/SE - 12	
	Existing Elevation G-G, H-H, J-J & K&K	1:100	E/E - 13	
	Proposed Elevation G-G, H-H, J-J & K&K	1:100	P/E - 14	
	Existing Flintfield Lodge House	1:100	E/FH - 15	
	Proposed Flintfield Lodge House	1:100	P/FH - 16	
	Proposed Plan & Elevations of Refuse Stores	1:100	P/RE - 17	

Proposal Attachments Details :

14 OCT 2011 1388

Proposal Name	Kenley Application
Proposal Number	PP-01665762
Version Number	1
Amended Attachments Only?	No
Submission Date	2011-10-14

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	00 E SP 00.pdf
File Type	application/pdf
PaperSize	A1
File Size (bytes)	822685
Document Reference	E/SP-00
Document Comments	Existing Layout / Ground Floor Plan & Surroundings
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	The Location Plan
Status	New
File Name	00 Site Location Plan.pdf
File Type	application/pdf
PaperSize	A1
File Size (bytes)	546971
Document Reference	00 SLP
Document Comments	Site Location Plan
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	2011-10-14

Attachment :

Attachment Name	Site and Other Plans
Status	New

File Name	01 E SP 01.jpg
File Type	image/jpeg
PaperSize	A0
File Size (bytes)	4613359
Document Reference	E/SP-01
Document Comments	Existing Site Plan & Surroundings
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	02 P SP 02.jpg
File Type	image/jpeg
PaperSize	A0
File Size (bytes)	2960880
Document Reference	P/SP-02
Document Comments	Proposed Site Layout & Surroundings
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	03 E GP 03.jpg
File Type	image/jpeg
PaperSize	A0
File Size (bytes)	1778248
Document Reference	E/GP-03
Document Comments	Existing Ground Floor Plan
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	04 P GP 04.jpg
File Type	image/jpeg
PaperSize	A0
File Size (bytes)	2165257
Document Reference	P/GP-04
Document Comments	Proposed Ground Floor Plan
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	05 P GPM 05.jpg
File Type	image/jpeg
PaperSize	A0
File Size (bytes)	1345310
Document Reference	P/GPM-05
Document Comments	Proposed Ground Floor Plan Mezzanine
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	06 E FP 06.jpg
File Type	image/jpeg
PaperSize	A0
File Size (bytes)	4075012
Document Reference	E/FP-06
Document Comments	Existing First Floor Plan
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes

Date Details Amended

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	07 P FP 07.jpg
File Type	image/jpeg
PaperSize	A0
File Size (bytes)	2132718
Document Reference	P/FP-07
Document Comments	Proposed First Floor Plan
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	08 P RP 08.pdf
File Type	application/pdf
PaperSize	A0
File Size (bytes)	362287
Document Reference	P/RP-08
Document Comments	Proposed Roof Plan
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	09 E S 09.pdf
File Type	application/pdf
PaperSize	A0
File Size (bytes)	465146
Document Reference	E/S-09
Document Comments	Existing Sections A-A & B-B
Date File Uploaded	2011-10-14

Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	10 P S 10.jpg
File Type	image/jpeg
PaperSize	A0
File Size (bytes)	1449486
Document Reference	P/S-10
Document Comments	Proposed Sections A-A & B-B
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	11 E SE 11.pdf
File Type	application/pdf
PaperSize	A0
File Size (bytes)	167239
Document Reference	E/SE-11
Document Comments	Existing Sectional Elevation C-C, D-D, E-E & F-F
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	12 P SE 12.pdf
File Type	application/pdf
PaperSize	A0
File Size (bytes)	173331

Document Reference	P/SE-12
Document Comments	Proposed Sectional Elevation C-C, D-D, E-E & F-F
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	13 E E 13.pdf
File Type	application/pdf
PaperSize	A0
File Size (bytes)	167610
Document Reference	E/E-13
Document Comments	Existing Elevations G-G, H-H, J-J, & K-K
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	14 P E 14_111014145730076.pdf
File Type	application/pdf
PaperSize	A0
File Size (bytes)	439475
Document Reference	P/E-14
Document Comments	Proposed Elevations G-G, H-H, J-J, & K-K
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	15 E FH 15.jpg

File Type	image/jpeg
PaperSize	A1
File Size (bytes)	2412286
Document Reference	E/FL-15
Document Comments	Existing Flintfield Lodge House
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	16 P FH 16.jpg
File Type	image/jpeg
PaperSize	A1
File Size (bytes)	2111325
Document Reference	P/FL-16
Document Comments	Proposed Flintfield Lodge House
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	17 P RE 17.pdf
File Type	application/pdf
PaperSize	A3
File Size (bytes)	295946
Document Reference	P/RE-17
Document Comments	Proposed Plans & Elevations of Refuse Stores
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	User Defined Attachment
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Status	New
File Name	Cover Letter 14th October 2011.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	740609
Document Reference	Cover Letter
Document Comments	
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Design and Access Statement
Status	New
File Name	D and A Statement 14-10-11.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	67598
Document Reference	Design & Access Statement
Document Comments	
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	EP-SP-01.pdf
File Type	application/pdf
PaperSize	A1
File Size (bytes)	4639621
Document Reference	EP/SP-01
Document Comments	Key Site Layout Plan & Surroundings
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	User Defined Attachment
Status	New
File Name	Energy Efficiency and Sustainability Report.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	94086
Document Reference	Energy Efficiency & Sustainability Report
Document Comments	
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Planning Statement
Status	New
File Name	Planning Statement 14-10-11.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	110957
Document Reference	
Document Comments	
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	User Defined Attachment
Status	New
File Name	Prop Bldg Uses 14-10-11.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	27887
Document Reference	Statement of Proposed Building Uses
Document Comments	
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	No

Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	User Defined Attachment
Status	New
File Name	Schedule of Drawings 13-10-11_111014151536175.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	198551
Document Reference	Schedule of Drawings
Document Comments	
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Tree survey/arboricultural statement
Status	New
File Name	Tree Report.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	4493182
Document Reference	Tree Report
Document Comments	
Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Biodiversity Survey and Report
Status	New
File Name	Whyteleafe Hall Extended Phase 1 Habitat and Bat Building A
File Type	application/pdf
PaperSize	A4
File Size (bytes)	3697745
Document Reference	Habitat & Bat Survey Report
Document Comments	

Date File Uploaded	2011-10-14
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	User Defined Attachment
Status	New
File Name	
File Type	paper
PaperSize	A4
File Size (bytes)	n/a
Document Reference	Historic Building & Conservation Area Report Vol 1
Document Comments	
Date File Uploaded	2011-10-14
Being Provided By	Post
Scale Bar Included?	Yes
Been Printed?	n/a
Date Details Amended	

Attachment :

Attachment Name	User Defined Attachment
Status	New
File Name	
File Type	paper
PaperSize	A3
File Size (bytes)	n/a
Document Reference	Historic Building & Conservation Area Report Vol 2
Document Comments	
Date File Uploaded	2011-10-14
Being Provided By	Post
Scale Bar Included?	No
Been Printed?	n/a
Date Details Amended	