



18/00061/DEM – The White House.

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Planning Committee

7 February 2018



Application No.	18/00061/DEM
Site Address	White House, Kingston Road, Ashford. TW15 5SE
Applicant	Spelthorne Borough Council
Proposal	Prior approval for the method of demolition of the White House building and restoration of the site.
Ward	Staines South
Called-in	The application is being referred to the Planning Committee to note as Spelthorne Borough Council is the applicant.

Application Dates	Valid: 15.01.2018	Expiry: 08.02.2018	Target: Within 28 days
Executive Summary	<p>The site is located adjacent to the White House Council Depot on the Kingston Road in Ashford and comprises a two storey house of white painted rendered with a two and half storey extension to the north east.</p> <p>The property is included within the Local List of Buildings and Structures of Architectural or Historic Interest 2014, but is not Listed or located within a Conservation Area and has no statutory protection.</p> <p>The proposal is to demolish the building and remove the resultant materials from the site.</p> <p>Under Schedule 2, Part 11, Class B of the General Permitted Development Order (GPDO), any building operation consisting of the demolition of a building is permitted development providing certain criteria are met. However, a determination is required to be sought as to whether the prior approval of the authority is required as to the method of demolition and any proposed restoration of the site.</p> <p>The demolition of the White House is permitted development under Schedule 2, Part 11, Class B of the General Permitted Development Order and the conditions for prior approval have been met.</p>		
Recommended Decision	Planning Committee note that Prior Notification will be Approved.		

MAIN REPORT

1. Development Plan

- 1.1 Since this application seeks to determine whether the prior approval of the Council would be required for the demolition of the building and restoration of the site, the policies in the Council's Core Strategy and Policies DPD 2009 are not relevant to the consideration of this proposal.
- 1.2 The building is included within the Local List of Buildings and Structures of Architectural or Historic Interest 2014 (Updated 2016). However, inclusion in the local list does not confer any statutory protection for a building.
- 1.3 The application is being referred to the Planning Committee to note as Spelthorne Borough Council is the applicant.

2. Relevant Planning History

99/00341/DE3	Redevelopment of site for a Council Depot including new workshop, office building and parking (part details pursuant to outline approval PA/98/0613).	Approved 28.07.1999
98/00613/OUT	Redevelopment of site for a Council Depot including erection of a workshop, storage building, ancillary accommodation and parking (Outline).	Approved 14.12.1998

3. Description of Current Proposal

- 3.1 The application site comprises 0.62 acres (0.25 ha) at the junction of Kingston Road and Ashford Road, south west of the White House Depot.
- 3.2 The building dates from the early nineteenth century and comprises a two storey house of white painted render under a hipped roof, with a later two and half storey extension to the north east.
- 3.3 The proposal is to demolish the building and remove the resultant materials from the site, leaving the site clear.

4. Consultations

- 4.1 The following table shows those bodies consulted and their response.

Consultee	Comment
County Highway Authority	No objection

Environmental Health	No objection
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5. Public Consultation

5.1 A site notice was posted at the site on 12 January 2018. One response was received making the following comment:

- Another lovely building to be demolished, eventually to be ugly flats housing too many people for the area.

6. Planning Issues

6.1 This application seeks a determination as to whether the prior approval of the Council would be required for the demolition of the White House and restoration of the site.

7. Planning Considerations

7.1 Under Schedule 2, Part 11, Class B of the General Permitted Development Order (GPDO), any building operation consisting of the demolition of a building is permitted development providing certain criteria is met. However, a determination is required to be sought as to whether the prior approval of the authority is required as to the method of demolition and any proposed restoration of the site.

7.2 The building is not in a conservation area and is not a statutory listed building, neither is it a community asset used for Class A4 (drinking establishment) purposes. Therefore the demolition of the building cannot be objected to in principle.

7.3 It should be noted that the building is included within the Local List of Buildings and Structures of Architectural or Historic Interest 2014 (Updated 2016) and policy EN5 of the Local Plan encourages the retention of locally listed buildings and seeks to ensure that their character and setting is preserved in development proposals. However, there is no statutory protection to locally listed buildings and there are no planning controls which can prevent their demolition.

7.4 The application has been submitted with a method statement outlining clear and safe instructions for the demolition and removal of the White House and a statutory notice advertising the proposal has been posted on site.

7.5 The method statement includes measures to control dust and other emissions to the air, together with mitigation measures to reduce exposure to site operatives, the public and surrounding property through prevention, suppression and containment.

7.6 In addition, the method statement provides measures to minimise noise impact, including hours of work and demolition working practices.

- 7.7 A painted, 2.7 metre high hoarding would be erected at the front of the site, adjacent to the access road, in accordance with National Federation of Demolition Contractors guidance on temporary work hoardings.
- 7.8 All hardcore resulting from the demolition would be crushed and all waste material would be taken from the site to an approved recycling centre.
- 7.9 Vehicles would access the site via Ashford Road and all vehicles and plant would be parked within the site boundary.
- 7.10 The County Highway Authority and the Environmental Health Officer have raised no objection to the proposed method of demolition and restoration of the site. It is considered that prior approval should be granted for the proposed demolition and restoration of the site.

8. Recommendation

- 8.1 In accordance with Class B, Part 11, Schedule 2 of the General Permitted Development Order 2015, as amended, it is recommended that Planning Committee note that prior approval for the demolition of the building will be **APPROVED**.