

DEVELOPMENT CONTROL PANEL

5 January 2022

Item: 3

Application No.:	21/02368/LBC
Location:	109 High Street Eton Windsor SL4 6AN
Proposal:	Consent for part change of use of the ground floor from A2 (financial and professional services) to residential, part single part two storey side extension, single storey rear extension, alterations to fenestration and internal and external alterations, following demolition of the existing single storey side and rear elements.
Applicant:	Mr Jagdev
Agent:	Mr Simon Horler
Parish/Ward:	Eton Town Council/Eton And Castle

If you have a question about this report, please contact: Briony Franklin on 01628 796007 or at briony.franklin@rbwm.gov.uk

1. SUMMARY

- 1.1 This grade II listed building lies on the High Street in Eton and comprises commercial floor space on the ground floor and residential use on the first and second floors. The proposal seeks to amend a previous listed building consent. The amendments relate to changes to the internal layout and some external alterations.
- 1.2 The proposal would be sympathetic to the character and appearance of the listed building and would accord with Local Plan policy LB2, Neighbourhood Plan policy HD3 and emerging policy HE1.

It is recommended the Panel grants listed building consent with the conditions listed in Section 12 of this report.

2. REASON FOR PANEL DETERMINATION

- The application has been called in by Cllr Rayner, if minded to approve, on the grounds that it conflicts with the neighbourhood plan and could have a detrimental effect on the economic viability of Eton High Street. This matter is dealt with under planning application number 21/02367/FULL.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is located on the western side of the High Street in Eton on a prominent corner plot adjacent to Jubilee Gardens, an area of public open space. To the north of the site lies The Christopher Hotel. The site comprises an attractive, late 17th or early 18th century, two storey building with rooms in the roof. It fronts onto the High Street and has a white painted facade. The ground floor has two timber shopfronts and a pair of entrance doors and was formerly occupied by a photographic studio (Class A2 financial and professional services) and is now vacant. The first and second floors were in residential use (1 x 1 bed and 1 x 3 bed flat). There is a gravel parking area to the rear of the building served by a gated vehicular entrance from Eton Court.

3.2 Work has already commenced on site under the previous planning permission and listed building consent, reference numbers 17/02460/FULL and 17/02461/LBC. The single storey rear extension is nearing completion and internal alterations are already underway.

4. KEY CONSTRAINTS

4.1 The building is grade II listed and lies with the Eton Conservation Area. The site lies within Flood Zone 3.

5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

5.1 Listed building consent is sought to amend the previously consented scheme under application number 17/02461/LBC (implemented). The overall size and external appearance of the proposed extensions remains largely unchanged. The amendments to the consented scheme include:

- The retention of the Jubilee Garden party wall, previously shown to be demolished.
- The reconfiguration of the internal layout involving the removal and construction of internal walls.
- The replacement of a door on the front elevation with a window and two separate entrance doors to serve the residential units on the rear elevation.

5.2 Further amendments were sought during the application and include:

- The stepping in of the first floor side extension off the Jubilee Garden wall.
- The removal of side lights from the rear entrance doors
- A change in the design of the rear entrance doors
- A note on the drawings to include replacement of existing uPVC dormer windows with timber windows.

5.3 The relevant planning history is set out as follows:

Reference	Description	Decision
17/02460/FULL	Part change of use of ground floor from A2 (Financial and Professional Services) to residential; part single, part two storey side and rear extensions following the demolition of existing additions.	Permitted 19.10.17
17/02461/LBC	Consent for part change of use of ground floor from A2 (Financial and Profession Services) to residential; part single, part two storey side and rear extensions following demolition of existing additions.	Permitted 19.10.17
20/02910/CONDIT	Details required by condition 2 (materials) 3 (roof materials) 4 (windows) 5 (joinery) 6 (rainwater goods) 7 (roof details) 9 (archaeology) of planning permission 17/02460/FULL	Approved 24.12.20
20/02911/CONDIT	Details required by condition 2 (materials) Condition 3 (Roof Materials) Condition 4 (Windows) Condition 5 (Joinery) and condition 6 (Rainwater goods) of listed building consent 17/02461/LBC	Approved 24.12.20

21/02367/FULL	Part change of use of the ground floor from A2 (financial and professional services) to residential, part single part two storey side extension, alterations to fenestration and internal and external alterations, following demolition of the existing single storey side and rear elements.	Pending Consideration
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6. DEVELOPMENT PLAN

Adopted Royal Borough Local Plan (2003)

6.1 The main Development Plan policies applying to the site are:

Issue	Adopted Local Plan Policy
Listed Building	LB2

These policies can be found at

<https://www.rbwm.gov.uk/home/planning/planning-policy/adopted-local-plan>

Adopted Eton and Eton Wick Neighbourhood Plan (2016-2036)

Issue	Neighbourhood Plan Policy
Development within Eton	HD3

These policies can be found at <https://www.rbwm.gov.uk/home/planning/planning-policy>

7. MATERIAL PLANNING CONSIDERATIONS

7.1 National Planning Policy Framework Sections (NPPF) (2021)

Section 12- Achieving well-designed places

Section 16- Conserving and enhancing the historic environment

7.2 Borough Local Plan: Main Modifications Version (July 2021)

Issue	BLP MM Version Policy
Heritage Assets	HE1

7.3 Paragraph 48 of the NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to:

- a) *The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- b) *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- c) *the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

7.4 The Borough Local Plan Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. The plan and its supporting documents, including all representations received, was submitted to the Secretary of State for independent examination in January 2018. In December 2018, the examination process was paused to enable the Council to undertake additional work to address soundness issues raised by the Inspector. Following completion of that work, in October 2019 the Council approved a series of Proposed Changes to the BLPSV. Public consultation ran from 1 November to 15 December 2019. All representations received were reviewed by the Council before the Proposed Changes were submitted to the Inspector. The Examination was resumed in late 2020 and the Inspector's post hearings advice letter was received in March 2021. The consultation on the Main Modifications has recently closed.

7.5 The BLPSV together with the Proposed Changes are material considerations for decision-making. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. This assessment is set out in detail, where relevant, in Section 9 of this report.

7.6 These documents can be found at:
<https://www.rbwm.gov.uk/home/planning/planning-policy/emerging-plans-and-policies>

Supplementary Planning Documents

- Eton Conservation Area Appraisal adopted 2009

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

No comments have been received.

The planning officer posted a notice advertising the application at the site on the 20th August 2021 and the application was advertised in the Local Press on the 19th August 2021.

Consultees

Consultee	Comment	Where in the report this is considered
Conservation Officer	No objection subject to conditions	Paragraphs 9.1-9.3
Eton Parish Council	No comments received.	

9. EXPLANATION OF RECOMMENDATION

Heritage

9.1 The application has been accompanied by a Heritage Statement. The building is grade II listed and lies within the Eton Conservation Area. Local Plan policy LB2 states that listed building consent will only be granted for alterations and extensions provided that the character of the building will not be adversely affected both internally and

externally. Neighbourhood Plan policy HD3 states that new development should not detract from the character of existing buildings or the appearance of the surrounding area and should be in harmony with materials, scale, massing and the architectural vernacular and rhythm of surrounding buildings. Emerging policy HE1 requires development proposals to seek to conserve and enhance the character, appearance and function of heritage assets and respect the significance of the historic environment.

9.2 The revisions to the previous listed building consent are set out above and involve relatively minor changes to the internal layout of the ground and first floor and some small changes to the external appearance of the building. The amendments include the retention of the Jubilee Garden party wall, previously shown to be demolished, and the stepping in of the first floor side extension off the party wall. The uPVC dormer windows in the front elevation are to be replaced with timber windows and the design of the rear entrance doors have also been revised and the side lights omitted.

9.3 Subject to securing appropriate conditions relating to the re-pointing of the existing brickwork, a brick panel to show the bricks, mortar mix and jointing detail and further details of the door and windows, the proposal is acceptable. Overall, the proposal would be sympathetic to the character and appearance of the listed building and would accord with Local Plan policy LB2, Neighbourhood Plan policy HD3 and emerging policy HE1.

10. CONCLUSION

10.1 For the reasons set out in this report the amendments to the previous scheme are deemed to be acceptable.

11. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and block plan
- Appendix B – floor plans and elevation drawings

12. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

1 The works/demolition shall commence not later than three years from the date of this consent.

Reason: In accordance with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and to avoid unimplemented consents remaining effective after such lapse of time that relevant considerations may have changed.

2 Prior to the re-pointing of the existing brickwork on the existing side (south) elevation, as annotated on drawing number B301 Rev 02, further details including a method statement, contractors experience, a sample of re-pointing and the proposed materials (lime mortar) shall be submitted to and approved in writing by the Local Planning Authority. The works to the building shall thereafter be undertaken in accordance with these approved details.

Reason: To protect the special interest of the listed building. Relevant policy LB2.

3 Prior to the commencement of the part single, part two storey side extension a sample panel of brickwork approximately 1m x 1m showing the bricks, method of bonding, colour and mortar mix and jointing shall be prepared on site and approved in writing by the Local Planning Authority. The external surfaces of the building shall thereafter be finished in accordance with these approved details.

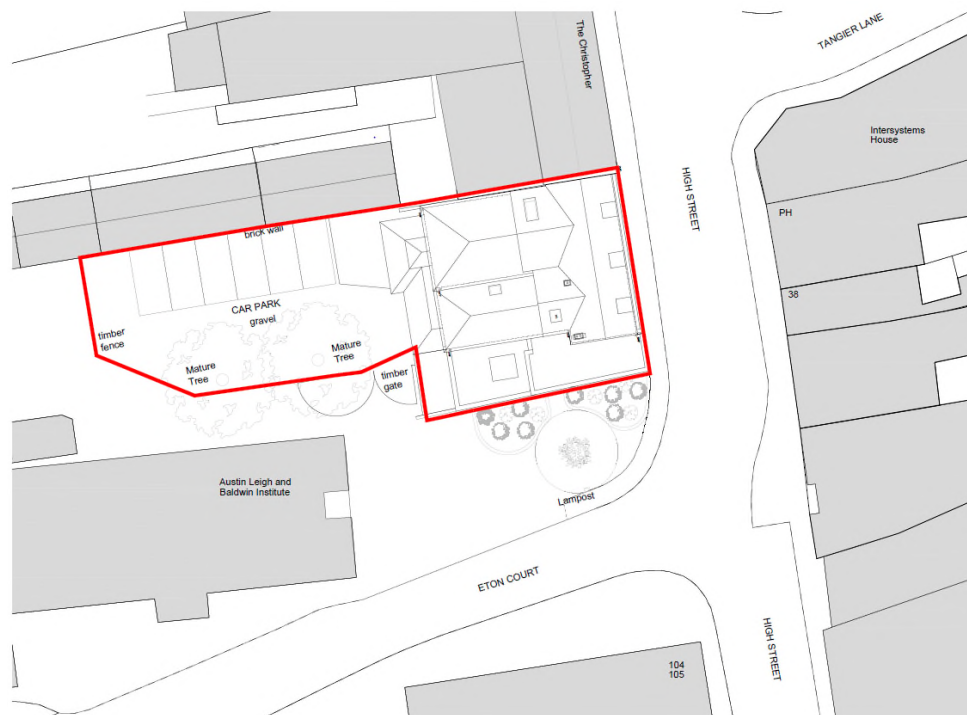
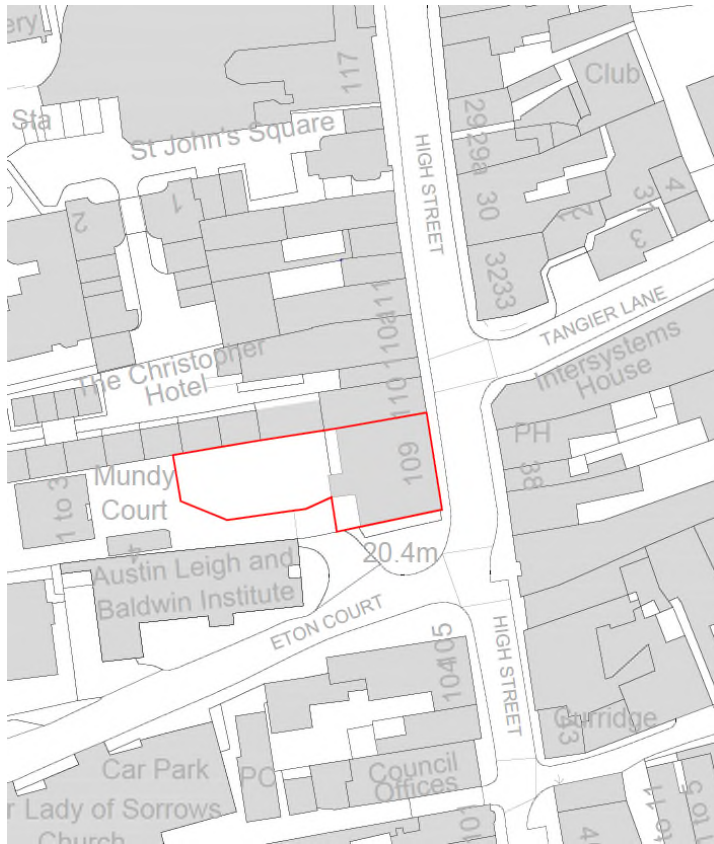
Reason: To protect the special interest of the listed building. Relevant policy LB2.

4 The roof shall be clad in natural slate as approved under condition application 20/02910/CONDIT.

- Reason: To protect the special interest of the listed building. Relevant policy LB2.
- 5 Prior to their installation, horizontal and vertical sections and elevations of all proposed external windows and doors including surrounding frames, as well as full specifications at a minimum scale of 1:10 with typical moulding details at a scale of 1:1 shall be submitted and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.
- Reason: To protect the special interest of the listed building. Relevant policy LB2.
- 6 The external rainwater goods, drainage and ventilation goods shall accord with the details approved under 20/02911/CONDIT unless any variation is first agreed in writing by the Local Planning Authority.
- Reason: To protect the special interest of the listed building. Relevant policy LB2.
- 7 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
- Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

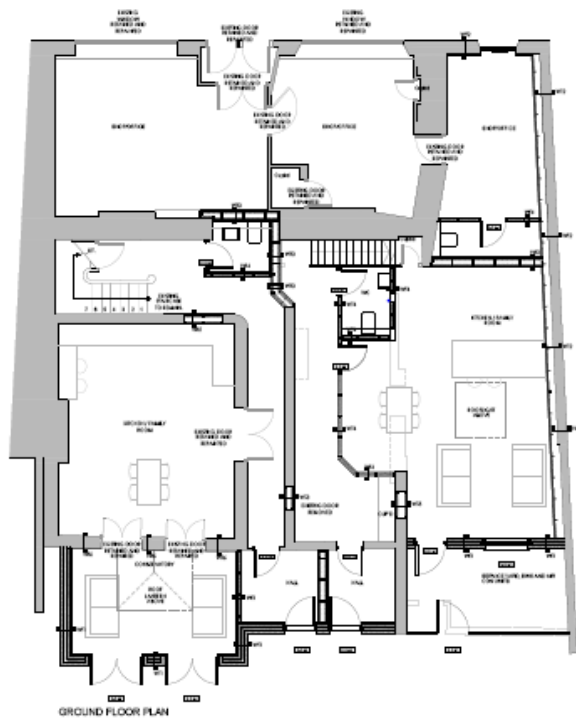
21/02368/LBC – 109 High Street, Eton

Appendix A – Site Location Plan and block plan

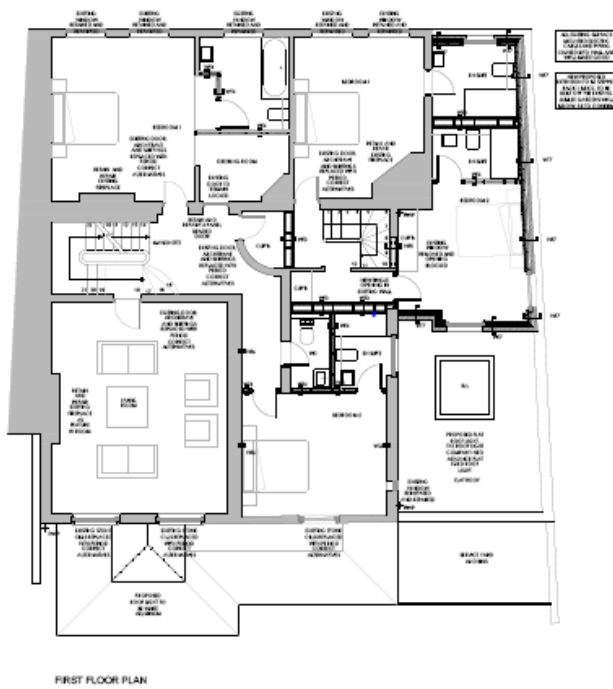


Appendix B – floor plans and elevations

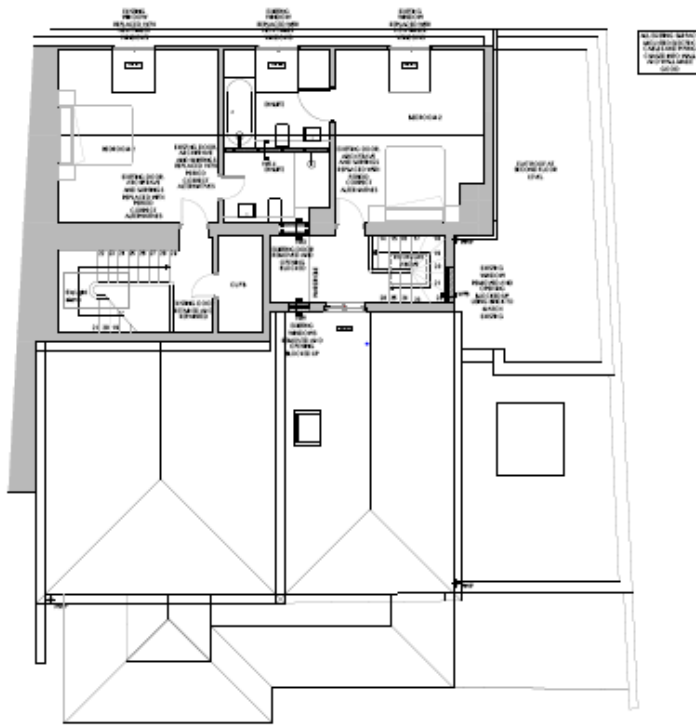
Ground floor



First floor

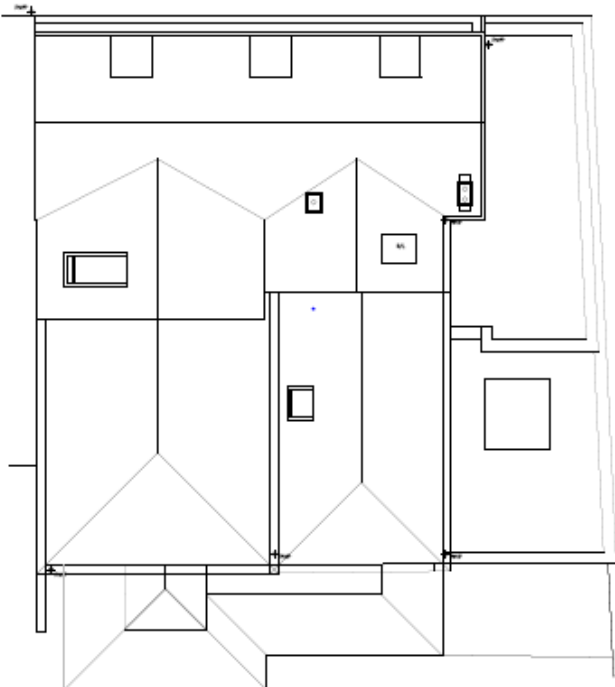


Second floor



SECOND FLOOR PLAN

Roof plan



ROOF PLAN

Elevations

