

<b>Application Number and Registration Date</b>	<b>MO/2018/0893 (Detailed) 24-May-2018</b>
<b>Applicant</b>	<b>Barclays Bank plc</b>
<b>Case Officer</b>	<b>Miss Sherelle Munnis</b>
<b>Amendments /amplifications</b>	
<b>Committee Date</b>	<b>1 August 2018</b>
<b>Ward(s)</b>	<b>Dorking North Within 20m of Dorking South Ward</b>
<b>Proposal</b>	<b>Installation of 4 No. new air conditioning condensing units on rear elevation. One existing external ATM machine in side elevation to be relocated to front elevation. One existing night safe to be removed. Existing night safe's cut out hole to be infill and to match existing wall finishes. Existing concrete floor in the rear air conditioning condensing units' area to be replaced with new reinforced concrete. Installation of 2 No . new louvres in the rear of ground floor. Installation of one new external CCTV camera in dome in front elevation .</b>
<b>Site Description</b>	<b>87-99, High Street, Dorking, Surrey, RH4 1AL</b>

**RECOMMENDATION: Approve subject to conditions**

**Summary**

The application site is located in Dorking town centre and includes Barclays Bank – an imposing and prominent building that fronts the High Street. The application seeks permission to replace the existing air conditioning units on the rear elevation of the building with 4 new air conditioning units together with 2 intake/exhaust louvres and to provide a reinforced concrete floor to the area where the units would be installed; the repositioning of the ATM unit from the side to the front elevation of the building; the removal of the existing night safe from the side elevation and the installation of a CCTV camera on the front elevation alongside the ATM.

It is considered that the ATM on the front elevation together with the CCTV camera would not cause harm to the character and appearance of the area including the Conservation Area. Details of the material and method of infilling the areas where the existing ATM machine and night safe would be removed from the side elevation can be secured by condition. The proposed air conditioning units and louvres on the rear elevation are at ground floor level and would be screened from public view therefore causing no harm to the character and appearance of the area. The applicants have provided specification details of the air conditioning units which have been assessed by Environmental Health and a suitable noise condition is recommended.

## 1. Development Plan

1.1. Built up area; Dorking Town Centre; Primary Shopping Frontage; Conservation Area

## 2. Relevant Planning History

MO/18/0894	Existing signage to be replaced with new – erection of one halo illuminated fascia sign, one non-illuminated hanging sign, one internally illuminated ATM Cennox surround and one non-illuminated vinyl window sign	Approved 19/07/18
MO/17/0443	Change of use of the ground floor unit, basement and mezzanine from Class A2 to Class A3 (restaurant/café) use	Approved 15/06/17
MO/17/0439	Partial demolition and change of use of existing (B1) single storey rear building and erection of replacement two storey building for residential use; change of use of ancillary first and second floors of bank to residential with additions to first and second floors, creating 8 no. units	Approved 08/06/17
MO/16/0941	Erection of two storey rear extension following demolition of existing single storey rear element, together with second floor rear extension and insertion of eleven rooflights, all to create 9 no. residential units	Withdrawn 10/08/16
MO/90/0962	Externally illuminated projecting wrought iron hanging sign of 0.7sqm	Approved 10/12/90
MO/90/960	New shop front at no's 91-93 in connection with Barclays Bank. Reinstate windows to replace Barclays Bank machine and relocate to the west elevation. Remove projecting advertisement sign on south elevation and reinstate existing door on west elevation to provide self-contained entrances for new offices	Approved 10/12/90
MO/90/1033	Subdivision of ground floor of existing bank premises to provide separate office use under Class B1 at rear totalling 107sqm	Approved 12/10/90

### **3. Description of Development**

- 3.1. The application site is Barclays Bank – a three storey building located on the northern side of the High Street in Dorking town centre. The building is not listed but falls within the Conservation Area.



- 3.2. The current application seeks permission for: (1) the installation of 4 no. air conditioning units on the rear elevation of the building and provision of a new reinforced concrete floor to that area (2) the relocation of the ATM machine from the side to the front elevation of the building (3) Removal of night safe from side elevation and in-filling of resultant hole where night safe and ATM located to match existing wall (4) installation of two louvres on rear elevation and (5) installation of CCTV camera on front elevation.

### **4. Consultations**

- 4.1. SCC Archaeology: The proposed development is located within an Area of High Archaeological Potential defined around the historic core of Dorking, however, the small scale of the below ground impacts involved in the proposed replacement concrete floor for the air conditioning units, and the potential for recent disturbance in the area, means there are no archaeological concerns.
- 4.2. Historic Environment Officer: No objections. Conditions recommended – see below.
- 4.3. Head of Environmental Health: No objection. Condition recommended.

### **5. Representations**

- 5.1. 6 letters of representation received from 5 different addresses, the majority of which are directly associated with the Food Float (a street trading food stall selling fresh produce) , raising the following summarised concerns:
- The proposed new location for the ATM will impact on the 'community space' that is sometimes used by a patisserie stall and charities and the proposal will therefore be harmful to Dorking's commercial and social environment

*Officer comment – It is considered that the pavement in front of Barclays bank is sufficiently wide to accommodate any occasional users of the ATM as well as an occasional table associated with a charity. The existing ATM is located on the side elevation of the building facing St Martins Walk. The proposed new location for the ATM would be more directly visible to shoppers and those using the town centre. It forms part of the bank’s service to its customers.*

- The proposed works would fail to respect and preserve the status quo

*Officer comment – The works would enable the bank to continue to offer the same services to its customers as present (i.e. an ATM) and in that respect would preserve the status quo.*

- The installation of the signage and the repositioning of the ATM may disrupt the operation of the adjacent Food Float

*Officer comment – Barclays bank are aware of the days when the Food Float trades. Even if the works do cause some minor disruption to the Food Float that would not in itself be reason to refuse permission.*

- The ATM would be better located to the left of the doorway

*Officer comment – The application seeks permission for the ATM to be positioned to the right hand side of the customer entrance door to the bank and that is what this application therefore considers.*

## **6. Main Planning Policies**

### 6.1. Government Guidance

NPPF

Section 2 – Ensuring the Vitality of Town Centres

Section 7 – Requiring Good Design

Section 8 – Promoting Healthy Communities

Section 11 – Conserving and Enhancing the Natural Environment

Section 12 – Conserving and Enhancing the Historic Environment

### 6.2. Mole Valley Core Strategy

CS6 – Dorking Town Centre

CS12 – Sustainable Economic Development

CS14 – Townscape, Urban Design and the Historic Environment

### 6.3. Mole Valley Local Plan

ENV22 – General Development Control Criteria

ENV29 – Planning and Crime Prevention

ENV39 – Development in Conservation Areas

ENV49 – Areas of High Archaeological Potential

### 6.4. Dorking Town Area Action Plan

DT1 – Presumption in Favour of Sustainable Development

DT2 – Dorking Town Centre Boundary

### 6.5. Other Documents

Dorking Conservation Area Character Appraisal

Dorking Built Up Area Character Appraisal

## **7. Main Planning Issues**

7.1. The main issues for consideration are whether the proposed development:

- Would give rise to any significant harm to the character of the area including the Conservation Area
- Would cause any significant harm to the amenity of the occupants of the neighbouring properties

### Character and Appearance

- 7.2. The site includes a prominent building in Dorking town centre which fronts onto the High Street and backs onto the churchyard of St Martin's Church – a Grade II\* listed building. The site falls within the Conservation Area and it is therefore essential that any new development preserves or enhances the character of the area and does not harm the setting of the listed building.
- 7.3. Core Strategy policy CS14 states that all new development must respect and enhance the character of the area in which it is proposed. Local Plan policy ENV39 is concerned with development in Conservation Areas and seeks to ensure that it is of a high standard and is well detailed to reflect the quality of buildings and materials. Traditional architectural details should be retained.
- 7.4. The proposed relocation of the ATM from the side elevation of the building facing St Martins Walk to the front elevation facing the High Street would not cause any harm to the character of the area. It is intended to position the ATM to the right hand side of the entrance door to Barclays bank in an area that is currently glazed. The applicants have advised that the reason for the ATM being relocated to the front of the building is because the area to the right hand side of the main entrance off the High Street is relatively more secure for users of the ATM than Church Walk at the side of the building. In addition they advise that the existing ATM is not DDA compliant being too high in relation to the pavement and the pavement in front of it is sloping. Both of these issues would be overcome by a newly positioned ATM on the front elevation of the building. The ATM would have a polycarbonate surround. It is also intended to remove the former night safe from the side elevation of the building. The areas currently occupied by the ATM and night safe would be infilled with materials to match the existing wall finishes.
- 7.5. A CCTV camera would be installed on the front elevation of the building on the right hand side of the ATM. The applicants have supplied a specification of the type of camera which indicates that it would be modest in size and covered by a glazed dome. The camera would be discretely positioned and would be above eye level.
- 7.6. There are currently 8 wall mounted air condensing units on the rear elevation of the building at ground floor level. It is intended that they would be replaced with 4 air conditioning units – 2 x wall mounted and 2 x floor mounted. The existing concrete floor at the base of the units would be replaced with reinforced concrete. The area where the condensing units are located can only be accessed via a private external door on the rear boundary of the site which leads to a narrow passageway. The units are entirely screened from public views from the adjacent churchyard and their replacement with 4 new air conditioning units would not therefore have any visual impact on the character and appearance of the area. Similarly, the proposed intake/exhaust louvres at ground floor level on the rear elevation would also not be visible.

- 7.7. The Council's Historic Environment Officer has made the following comments on the application:

*"This is an unlisted, but still very attractive building set in a highly prominent location within the Dorking Conservation Area heritage asset. The building also forms parts of the approach vista towards the Grade II\* listed parish church of St. Martin. It has been identified as a 'positive contribution building' in the Dorking Conservation Area Character Appraisal. As such, alterations to the exterior of the building will have a significant impact on the character of its sensitive surroundings. Alterations to signage are proposed, but I will comment on these as part of my response to the accompanying Advertisement Consent application. I have no objection to the works which require planning permission. The air conditioning units will be kept out of the important views from the churchyard to the rear and the new ATM unit will be within the modern bank shopfront. The other works, such as the camera and frosted glass with vinyls are all relatively modest and so not harmful to the overall character of the building or setting. Although the building is not listed, it will be important to get the detail of a sufficiently high quality for the location. It is proposed to remove the existing ATM and night safe on the side passageway elevation and infill the holes to match the existing wall finish. It will be important to get this right and so I suggest that if permission is granted we condition sample materials and a methodology to be agreed."*

- 7.8. Given the relatively modest nature of the proposed works and the discrete location of the air conditioning units at the rear of the property, it is considered that, subject to appropriate conditions securing details of material samples and methodology for the infilling of the holes on the side of the building following the removal of the existing ATM and night safe, as recommended by the Historic Environment Officer, the proposed development would not give rise to any significant harm to the character and appearance of the area including the Conservation Area and the setting of the adjacent listed church.

#### Neighbour Amenity

- 7.9. The element of the proposal that has potential to generate neighbour amenity issues is the installation of the air conditioning units on the rear elevation. There are a number of residential properties adjoining the bank building including one with a window on its flank elevation.
- 7.10. Eight existing condenser units at the rear of the building would be removed and replaced by 4 new units in a similar position. The applicants have submitted details of the specification of the proposed replacement air conditioning units. These details have been considered by Environmental Health and no objections are raised on noise grounds. A suitably worded condition is recommended.

#### Other matters – Food Float

- 7.11. The majority of representations received to the application are from directors of the Food Float – a fresh food market stall that sets up on the pavement in front of Barclays Bank on Fridays and Saturdays. One of their main concerns is that the new location for the ATM would result in the loss of any area that is sometimes used by charities and, on occasions, another food stall, and on that basis they consider the proposal to be harmful to the commercial and social environment of the town.

7.12. It is considered that the public footpath in front of the bank is sufficiently wide to enable either a charity or a food stall to operate in front of newly located ATM which would only occasionally be in use. The proposals would enable the bank to continue to be able to offer the same services to its customers.

## 8. **Recommendation**

Permission be GRANTED subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plan number(s) 240 (Location Plan), 241 (Block Plan), 231 (Proposed front elevation), 032 (Proposed side elevation), M-001 (Air Conditioning Layout), M-002C (Ventilation Layout), M-004B (Mechanical Services rear elevation) and CCTV specification contained within the application and no variations shall take place.

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

3. Prior to the commencement of development, details and samples of the materials to be used for the infilling of the holes on the side elevation of the building following the removal of the night safe and ATM shall be submitted to and approved by the Local Planning Authority in writing and therefore the work undertaken in accordance with the approved details.

Reason: To preserve the visual amenity of the area in accordance with Core Strategy policy CS14 and Mole Valley Local Plan policies ENV22 and ENV39.

4. Prior to the commencement of development, a methodology for the works associated with the removal of the existing night safe and ATM and the infilling of the resultant holes on the side elevation of the building shall be submitted to and approved in writing by the local planning authority. Thereafter the work shall be carried out in accordance with the approved details.

Reason: To respect the character of this prominent building and the Conservation Area in accordance with policy CS14 of the Core Strategy and policies ENV22 and ENV39 of the Mole Valley Local Plan.

5. Prior to commencement of the development hereby permitted, an assessment of the acoustic impact arising from the operation of all internally and externally located plant shall be undertaken in accordance with BS 4142: 2014. The assessment shall be submitted to the Local Planning Authority together with a scheme of attenuation measures to ensure the rating level of noise emitted from the proposed plant shall be at least 5db below background. The scheme shall be submitted to and approved in writing by the Local Planning Authority. A post installation noise assessment shall be carried

out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. The details as approved shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: The Local Planning Authority is satisfied that it is fundamental to protect the amenity of the local area and ensure a satisfactory environment for neighbouring properties in the area of the new development in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy