

PLANNING COMMITTEE - Date:30 September 2015

**Report of the Executive Head for Economic Development, Planning and Sustainability.**

Ref: A2015/72167/LBC	WARD: A04 / CHEAM	Time Taken: 9 weeks, 0 days
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Site: Cheam Farmers Memorial EWELL ROAD Cheam SM3 8AJ  
 Proposal: Listed building application for rebuilding stone cross and drinking fountain monument.  
 Applicant: Miss Sally Squires  
 Agent:

**Recommendation:**

**GRANT LISTED BUILDING CONSENT**

**Reason for Report to Committee:** An application made by, on behalf of, or in partnership with the London Borough of Sutton.

**Summary of why application proposals are acceptable:**

- The reinstatement of the monument would ensure that a designated heritage asset of special historic interest would be preserved, and this is considered to be of substantial public benefit both in terms of the local and historic environment. As such, the proposal is considered to be acceptable in heritage terms.
- The special character and appearance of the area would be preserved.

**1.0 BACKGROUND**

**1.1 Site and surroundings:**

1.2 The application site is located on the northern side of Ewell Road, close to the entrance to Nonsuch Park.

1.3 The site currently comprises a circular stone platform which was formally occupied by the Cheam Farmers monument.

1.4 The surrounding area comprises of an area of public open space which is designated Metropolitan Open Land. There are a number of residential properties on the opposite side of Ewell Road.

1.5 The site is located within the Cheam Village Conservation Area and the former stone cross and drinking fountain monument is a Grade II listed structure.

**1.6 Site specific designations:**

- Cheam Village Conservation Area;
- Grade II listed structure;
- Public Open Space;

- Metropolitan Open Space;
- Green Corridor.

1.7 **Relevant Planning History:**

1.8 There is no relevant planning history.

2.0 **APPLICATION PROPOSALS**

2.1 **Details of Proposal:**

2.2 Listed Building Consent is sought for the restoration of the Farmers monument on Ewell Road, Cheam.

2.3 Following a road traffic accident in 2013 the stone cross and drinking fountain monument was destroyed, leaving only a circular stone platform in place. All of the original parts were removed from the site and put in storage.

2.4 Given that all of the original parts of the monument survive intact only minimal restoration is required to reassemble the monument.

2.5 **Significant amendments to application since submitted:**

2.6 None

3.0 **PUBLICITY**

3.1 A site notice was posted at the site on the 3<sup>rd</sup> September and a notice was published in the local press.

3.2 **Number of Letters Received:**

3.3 No letters have been received at the time of writing. Any letters received will be reported orally to the committee.

3.4 **Official Consultation:**

3.5 **Internal:**

3.6 None

3.7 **External:**

3.8 **Historic England:**

3.9 No objections.

3.10 **Councillor Representation:**

3.11 None

4.0 **MATERIAL PLANNING POLICIES**

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan for the London Borough of Sutton comprises the following documents:

- The London Plan 2015
- The Core Planning Strategy December 2009
- The Site Development Policies DPD March 2012

4.2 Also a material consideration in determining planning applications are:

- National Planning Policy Framework (NPPF).
- National Planning Practice Guidance (NPPG)
- Adopted London Borough of Sutton Supplementary Planning Guidance documents.

4.3 The London Plan (2015):

- Policy 7.8 Heritage assets and archaeology

4.4 Local Development Framework:

- BP12 Good Urban Design and Heritage

4.5 Site Development Policies DPD:

- DM1 Character and Design
- DM4 Historic Environment

4.6 Supplementary Planning Guidance/Documents:

- SPD14 Creating Locally Distinctive Places

## 5.0 **BACKGROUND TO APPLICATION**

5.1 The Stone Cross and Drinking Fountain monument was erected in 1895 and was designated as a Grade II listed monument. The listing description of the monument reads as follows:

*“1895. Stone. Tapering shaft surmounted by richly ornamented cross. Shaft merges at its base into a tall rectangular pedestal which has an embattled band and carved inscription at the top and a moulded base; this in turn rests upon a circular platform. From each side of the pedestal there projects a small rounded water basin supported on a faceted shaft which in turn merges into the base of the pedestal. A carved inscription runs round all sides of the pedestal; “To the glory of God and in loving/Memory of those gone before/This fountain is erected by the/Sons and daughters Matilda Farmer April 1895”.*

5.2 The monument was destroyed by a road traffic accident on Sunday 25<sup>th</sup> August 2013 leaving only a circular stone platform in place.

5.3 All of the original parts of the monument were removed from the site and put in storage for safekeeping. Given that the original parts of the monument survive intact only minimal restoration is required to reassemble the monument.

## 6.0 **PLANNING CONSIDERATIONS**

6.1 The principal considerations (including whether any material objections have been reasonably addressed) in relation to this application are:

- **Impact on the special architectural and historic interest of the Grade II listed building;**

### 6.2 **Heritage Considerations:**

6.3 The proposed development would involve the reinstatement of the original monument together with its associated repair and restoration. Following the road traffic accident the original parts of the monument were removed from the site and placed in storage for safe keeping. The monument would be reinstated using the original materials.

6.4 Listed buildings are designated by the Secretary of State for Culture, Media and Sport, acting on advice from Historic England. Buildings are listed for their 'special' architectural or historic interest.

6.5 At Government level specific policies have been issued through the National Planning Policy Framework (NPPF) to protect the historic environment and more specifically to preserve and enhance the historic environment. These specific policies are further manifested at local level within The London Plan, the LDF Core Strategy and Site Development Policies DPD.

6.6 The National Planning Policy Framework (NPPF) sets out the government's approach to assessing proposals affecting heritage assets. Paragraph 17 of the NPPF states that "Planning should always seek to secure high quality design and should conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generation".

6.7 The NPPF defines a heritage asset as "a building, monument, site place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest".

6.8 'Significance' is defined within the NPPF as being "the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives from a heritage asset's physical presence, but also from its setting".

6.9 Policy 7.8 of the London Plan 2015 states that development should identify value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

6.10 The proposed development seeks to restore and reinstate the Stone Cross and Drinking Fountain monument which was damaged in a road traffic accident in 2013.

6.11 The special historic interest of the monument is confirmed by its designation as a Grade II listed structure and it is therefore considered to be very important that the heritage asset it is reinstated and restored.

- 6.12 It is considered that the structure has been a landmark feature in the street scene along this part of Ewell Road given that it marks the entrance into Nonsuch Park.
- 6.13 The reinstatement of the monument would be restored primarily using original surviving fabric where possible and where necessary using matching or appropriate materials, methods and technologies. This proposed principle of reinstatement is considered acceptable. Should the application be approved a condition would be included to ensure the development is carried out in accordance with the proposed schedule of works.
- 6.14 The site is located within close proximity to the setting of neighbouring assets namely the Grade II listed Park Cottages directly adjacent to the south and the Grade II registered Nonsuch Park located directly adjacent to the north / northwest. It is considered that the proposals would preserve the setting of the adjacent listed buildings.
- 6.15 Historic England have been consulted on the application and have commented that *'the scheme is most welcome and will restore an important heritage asset of both local and national significance'*.
- 6.16 Overall, it is considered that the reinstatement of the monument would ensure that a designated heritage asset of special historic interest would be preserved, and this is considered to be of substantial public benefit both in terms of the local and historic environment. Furthermore it is considered that the proposals would preserve and enhance the character and appearance of the surrounding Cheam Village Conservation Area.
- 6.17 As such the proposal would be in accordance with the NPPF, Policy 7.8 of the London Plan 2015 and Policy DM4 of the Site Development Policies DPD.

## 7.0 CONCLUSION AND RECOMMENDATION

- 7.1 It is considered that the reinstatement of the monument would ensure that a designated heritage asset of special historic interest would be preserved, and this is considered to be of substantial public benefit both in terms of the local and historic environment. As such, the proposal is considered to be acceptable with respect to design and heritage.
- 7.2 It is therefore recommended that the application be approved, subject to the recommended conditions.

Background Papers: A2015/72167/LBC

Drawings and other documents can be viewed on line –

- 1) Go to page: <http://gis.sutton.gov.uk/FASTWEB/welcome.asp>
- 2) Enter Planning Application Number: **A2015/72167**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents

**G**

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A2015/72167/LBC

# DRAFT

**WARNING:** It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

## FIRST SCHEDULE

Cheam Farmers Memorial EWELL ROAD Cheam SM3 8AJ

Listed building application for rebuilding stone cross and drinking fountain monument.

## SECOND SCHEDULE

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - ref: VAL 3666, Condition Survey reference 67376 carried out by Stonewest dated July 2015, Design and Access Statement / Statement of Significance.

Reason: For the avoidance of doubt and in the interests of proper planning.

(3) The monument shall be reinstated using the original surviving fabric where possible and where necessary using materials to match existing, in accordance with

the details outlined in the Condition Survey reference 67376 carried out by Stonewest dated July 2015. Where this is not possible the type and treatment of the materials to be used shall be agreed in writing by the Local Planning Authority prior to the development being carried out.

Reason: To ensure that the development would preserve and enhance the heritage asset in accordance with NPPF, Policy 7.8 of the London Plan 2015 and Policy DM4 of the Site Development Policies DPD

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