

Supporting Statement for Application for Full Planning Permission & Listed Building Consent

At

Existing Telecommunications Base Station, Stoneleigh Public House, Stoneleigh Broadway, Epsom, Surrey, KT17 2JA



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Full Planning Application and Listed Building Application by Cornerstone and Telefonica UK Ltd for the proposed upgrade of an existing base station consisting of the proposed removal of 3 no existing antennas to be replaced with proposed 2 no antennas on new steelwork fixed to chimney brickwork, together with the replacement of 3 no cabinets and ancillary development thereto.

1.0 Introduction

This Supporting Statement has been prepared by Clarke Telecom Ltd for and on behalf of Cornerstone and Telefonica UK Ltd in support of the application to upgrade an existing base station consisting of the proposed removal of 3 no existing antennas to be replaced with proposed 2 no antennas on new steelwork fixed to chimney brickwork, together with the replacement of 3 no cabinets and ancillary development thereto.

1.1 Background

The application site comprises a public house 'The Station Public House' formerly known as The Stoneleigh Inn, a two-story building located on the southern side of Stoneleigh Broadway, on the junction with Kenilworth Road, and abutting the railway line to the west.

The public house was built as the Stoneleigh Hotel in 1934, and was designated Grade II Listed Building status in 2015. Although the building is of architectural merit as a particularly good example of the 'Brewers' Tudor' style, the listing describing emphasises its historic value and social importance as part of the 'improved' public house movement of the inter-war period.

The Stoneleigh Inn is therefore a Grade II Listed Building and also an existing base station site.

The Stoneleigh Inn is listed at Grade II for the following principal reasons:

Summary:

'Improved' public house, built as The Stoneleigh Hotel in 1934-5, by the brewery Truman, Hanbury, Buxton & Co. Ltd to the designs of A E Sewell.

Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') it is declared that the late C20 interior fittings in the ground floor of the building, and the single garage to the south of the site, are not of special architectural or historic interest.

Reasons for Designation:

The Station public house, Stoneleigh Broadway, Stoneleigh, built 1934-5, to the designs of A E Sewell as an 'improved' public house for the brewery Truman, Hanbury, Buxton & Co. Ltd, is listed at Grade II for the following principal reasons:

* Architectural interest: as a particularly good example of the 'Brewers' Tudor' style, richly decorative and very well-executed using high quality materials and traditional craft skills; * Social hall: the scale and quality of the first-floor social hall and its associated suite of rooms is particularly grand, and a rare survival of its type; * Level of survival: despite the loss of much of the building's ground floor interior, the level and quality of survival of its exterior and social hall suite is very high; * Planning interest: the building's corner setting, with social hall, car parks and garden, is illustrative of the scale and ambition of such large suburban inter-war public houses; * Architect and client: the building was designed as a showcase pub for Truman's, one of the breweries most prolific in their inter-war pub building, by their in-house architect A E Sewell, a pub designer of note.

History:

Inter-war 'improved' or 'reformed' pubs stemmed from a desire to cut back on the amount of drunkenness associated with conventional Victorian and Edwardian public houses. Licensing magistrates and breweries combined to improve the facilities and reputation of the building type. Improved pubs were generally more spacious than their predecessors, often with restaurant facilities, function rooms and gardens, and consciously appealed to families and to a mix of incomes and classes. Central, island serveries with counters opening onto several bar areas allowed the monitoring of customers and also the efficient distribution of staff to whichever area needed service. Many, although not all, of the new pubs were built as an accompaniment to new suburban development around cities, and a policy of 'fewer and better' was followed by magistrates both in town and on the outskirts. A licence might be granted for a new establishment on surrender of one or more licences for smaller urban premises. Approximately 1,000 new pubs were built in the 1920s – the vast majority of them on 'improved' lines - and almost 2,000 in the period 1935-39. Neo-Tudor and Neo-Georgian were the favoured styles, although others began to appear at the end of the period.

The suburb of Stoneleigh, eleven miles from the centre of London, developed rapidly during the 1930s. The railway station opened in 1932 and the area's housing and commercial premises followed shortly afterwards. In 1934, Truman's – an East London-based brewery founded c1666 – applied for a licence to build a pub to serve the 2,080 homes that had been built within half a mile of the station. The application was approved by the local licensing justices in 1934, with plans signed off later that year. Occupying a prominent corner plot situated next to the station, the new pub was opened on 4 November 1935. The building tender had come to a total of £25,233, over treble the national average construction cost for inter-war public houses. It was one of the largest and most expensive pubs built by Truman's in the period 1918-39. It is known that over 20 separate specialist firms were involved in the building's construction, signifying the prominence, cost, scale and ambition of the project. Although originally named a 'hotel', the building never included guest accommodation; it is an example of the term being used to give status and respectability to a public house, and to broaden the class of its clientele. The Stoneleigh Hotel remained the only licensed premises in Stoneleigh until The Gamecock was built in 1955 on the western side of the railway.

The original plans, produced and signed by the architect A E Sewell, survive, dated January 1934. They show the variety of different rooms designed to cater for the reasonably affluent customers drawn from the newly laid-out suburban estate. On the ground floor there were originally three main bars, arranged around a central servery: the self-contained public bar (named the 'public saloon' on Sewell's plans), entered from Kenilworth Road; the saloon, at the corner of the building; and next to this the saloon lounge, both the latter entered via the doorway in the main (north) front, facing the Broadway. To the rear of the saloon lounge was a billiards room, and to the west of it, also facing onto the Broadway with its own street entrance, an 'outdoor department, or off sales shop, selling alcohol to drink at home. On the first floor there was a large social hall accessed through its own entrance to the rear of the building. The hall had an adjoining smoking room, ground and first floor reception halls, and male and female cloakrooms. The building had a kitchen on the first floor above the public saloon, and the remainder of the first floor and attic was taken up with staff accommodation.

Following the building's completion, it attracted attention at a national level, being featured in a six-page account in *The Builder* in April 1936. The exterior of the pub was also featured in the Truman's in-house magazine, *The Black Eagle*, in July 1936. Shortly after opening, the popularity of Stoneleigh's new pub necessitated amendments to the original design, with the conversion of a ground-floor store room to a committee room in 1936, and in 1938 a small extension to the first-floor social hall and some additional gentlemen's toilets to one side of the billiards room on the ground floor. By 1998 the pub was trading under the name the Stoneleigh Inn, and a new entrance had been added to the corner of the building at the junction of the Broadway and Kenilworth Road. The pub changed its name to 'The Station' in 2012, and at some point, or possibly over several phases of remodelling, the ground floor interior was

opened up to form a series of interconnected spaces, and the servery counter was replaced with a modern linear bar

Details

The Station pub, formerly The Stoneleigh Hotel, 1934-5, by A E Sewell, is an 'improved' public house in a neo-Tudor (or 'Brewer's Tudor') style, built for the brewery of Truman, Hanbury, Buxton & Co. Ltd.

MATERIALS: the building is constructed of narrow red bricks laid in English bond, with painted Hornton stone dressings. There are timber-framed elements, traditionally constructed in pegged English oak. Windows are steel-framed casement windows with lozenge-shaped leaded lights, set in stone or timber mullioned frames. The roof is covered in clay tiles.

PLAN: the building is detached, of two storeys with attic rooms and a cellar. It is very roughly square in plan and stands on a corner plot, the principal, north, elevation facing onto the Broadway, and the secondary, east, elevation, facing onto Kenilworth Road. To the south and west of the building are car parks, and in the south west corner is an enclosed garden. The downwards slope of the site towards the east means that this side of the pub is slightly elevated above street level; the entrances are therefore served by a raised path which runs round the north-east corner of the building, surrounded by a necked rubble retaining wall.

The original public entrances to the building all remain, but the entrances in use are now that in the north front (the original entrance into the saloon lounge), and at the corner of the north and east elevations (a later pair of door-openings inserted into a range of windows). The entrance into the function hall is to the rear of the building.

Internally the ground floor has a series of interconnecting spaces wrapping around four sides of the central kitchen and staff stair. The first floor is occupied by the social hall complex to the west, a large kitchen to the south, and the remainder of the space (and the attic level) is given over to staff accommodation.

EXTERIOR: the design is in an elaborate Neo-Tudor style, with mullion and transom windows, half-timbered gables, first-floor timber framing, imposing brick chimneystacks, and small half-hipped dormer windows projecting from the steeply pitched tiled roof. The design also shows the influence of the Arts and Crafts style, notably seen in the varied, informal, roof lines and the integration of numerous hand-crafted details.

The official listing of the host building, The Station Public House, spans 8 pages. It clearly sets out the reasons for its designation on page 2. The listing not only singles out the architectural interest of the building but also the social hall, level of survival, planning interest and the architect and client. The listing then describes the history of inter-war 'improved' pubs as The Station is considered to be a good example. It details the pub's location, its construction and cost to build and describes the original plans in detail and the attention the new building received after its construction at National level.

2.0 Proposed Development

The proposal is for the proposed upgrade of an existing base station consisting of the proposed removal of 3 no existing antennas to be replaced with proposed 2 no antennas on new

steelwork fixed to chimney brickwork, together with the replacement of 3 no cabinets and ancillary development thereto.

The proposed development requires full planning and listed building consent.

2.1 The Site

The public house was built as the Stoneleigh Hotel in 1934, and was designated Grade II Listed Building status in 2015. Although the building is of architectural merit as a particularly good example of the 'Brewers' Tudor' style, the listing describing emphasises its historic value and social importance as part of the 'improved' public house movement of the inter-war period.

The site is an established rooftop radio base station comprising 3 no. antennas mounted on support poles fixed to the chimneystacks of the host building on the north, east and south elevations; 3 no. equipment cabinets are located at ground level behind a close boarded fence to the west of the host building and ancillary development thereto. The host building also contains a number of modern additions including several satellite dishes, alarm boxes, TV aerials and floodlighting. The front of the building facing The Broadway Stoneleigh has a line of posts containing fairy lights. Tables and chairs are also located at this front elevation together with a series of pub signs.

3.0 National Policy

Section 16 of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires *"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it."*

National Planning Policy Framework requires local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. In determining applications affecting such environment applicants should describe the significance of the heritage asset affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As such assets are irreplaceable, any harm or loss should require clear and convincing justification.

3.1 Local Planning Policy

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

The Local Plan for the area comprises:

- Epsom and Ewell Core Strategy (adopted 2007)
- Epsom and Ewell Development Management Policies (adopted 2015)

Epsom and Ewell Core Strategy (adopted 2007)

Policy CS5 relates to 'Conserving and Enhancing the Quality of the Built Environment. The policy states *'the Council will protect and seek to enhance the Borough's heritage assets including historic buildings, conservation areas, archaeological remains, ancient monuments, parks and gardens of historic interest, and other areas of special character'*.

Epsom and Ewell Development Management Policies (Adopted 2015)

Policy DM8 relates to Heritage Assets and states *'we will resist the loss of our Heritage Assets and every opportunity to conserve and enhance them should be taken by new development'*. It goes on to state: *'Development proposals that involve, or have an effect upon Heritage Assets must establish the individual significance of the Asset as part of the application or consent process. As part of the assessment process the significance of the Asset will be taken into account (namely whether it is a designated Heritage Asset* or a non-designated Heritage Asset) when determining whether the impact of any proposed development is acceptable'*.

Policy DM18 relates to 'Communications' and is the most relevant to the appeal proposal as it directly relates to telecommunications development. It states that: Policy DM18 states that *'planning permission will be granted for the erection of telecommunications apparatus which satisfies the following criteria:*

- (i) the apparatus uses an existing mast or building where practicable, without causing serious harm to the appearance of the site or building to which it relates;*
- (ii) where an existing mast or building is not available, the apparatus would be screened as far as practicable by the existing landform and trees, or by landscaping and planting incorporated in the proposal;*
- (iii) the apparatus would not cause harm to the visual amenity of listed buildings, conservation areas or other sensitive areas;*
- (iv) the proposal incorporates appropriate materials or treatments for any associated buildings or supporting structures;*
- (v) the potential for physical interference has been minimised in the siting and design of the apparatus'*.

Within the supporting text relating to Policy DM18 paragraph 3.56 states: *'Advanced, high quality communications infrastructure is essential for sustainable economic growth. In particular, the development of high- speed broadband technology and other communications networks plays a vital role in enhancing the provision of local community facilities and services'*.

3.2 Assessment

The primary focus of the assessment has to be in terms of the impact of the proposed development on the special architectural and historic qualities of the Grade II listed building, and whether its architectural and historic interest is preserved or enhanced by the development. The local plan and national telecommunications policy lend support to the application as it proposes siting on an existing building and using the smallest scale equipment possible to minimise visual impact, rather than the installation of a new greenfield mast to provide the network coverage to the target area. Support for this coverage is also contained in the plan in terms of sustainable economic development objectives which seek to support local communities and businesses.

Notwithstanding the proposal negating the requirement for a new free-standing mast, it requires to be illustrated that it does not have a detrimental impact on the special qualities of the listed building and does not adversely affect its architectural and/or historic interest.

The proposals involve minor alterations to an existing radio base station on the rooftop of The Station Public House, Stoneleigh Broadway. The property is a two storey Grade II listed building. It is therefore a designated heritage asset.

The significance (for heritage policy) is defined as *'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 not only from a heritage asset's physical presence, but also from its setting'*.

The proposal is for the proposed upgrade of an existing base station consisting of the proposed removal of 3 no existing antennas to be replaced with proposed 2 no antennas on new steelwork fixed to chimney brickwork, together with the replacement of 3 no cabinets and ancillary development thereto.

It is considered that the nature and scale of the proposed development will not adversely impact on the character of the listed building, nor its architectural qualities or historic interest. It does not alter the building lines. The development does not alter the fabric of the building and thereby its character is preserved for the longer term.

The listing describes the Details of the building including the materials used in its construction, and its plan. The listing goes on to note the exterior of the building, where the 'imposing brick chimneystacks are noted:

*'EXTERIOR: the design is in an elaborate Neo-Tudor style, with mullion and transom windows, half-timbered gables, first-floor timber framing, **imposing brick chimneystacks**, and small half-hipped dormer windows projecting from the steeply pitched tiled roof. The design also shows the influence of the Arts and Crafts style, notably seen in the varied, informal, roof lines and the integration of numerous hand-crafted details'* (emphasis added).

The listing describes the exterior of the building in great detail over the next 6 paragraphs, but never once refers to the brick chimneystacks again. The listing details several times the gable jetties, scrolled brackets and gargoyle headstops, bargeboards, pargetted decoration featuring vines and foliage, oriel windows, the original brackets for the pub's sign, Tudor arches, and that original lead glazing in the windows are largely intact.

The listing description only makes reference to the chimneystacks once in the entire 8 page document. Whilst the listing goes in to detail about the other external features. No other mention is made of the roof in its entirety apart from the building has irregular and mixed height, has half-hipped dormer windows and varied rooflines. It must therefore follow that the detailing on the gables and the windows is of greater merit than the chimneys on the rooftop of the host building, where no detail has been noted.

The Council's 2019 delegated reports state that *'These stacks are therefore one of the most significant features of the listed building and describe in the listing as "imposing brick chimneystacks" and must be regarded as of significance to the building's historic character'*.

The 2016 delegated report for the additional 3 no antenna makes no mention of the 'imposing chimneystacks' being a significant feature of the listing building. Indeed the 'imposing brick chimneystacks' are only referred to once in the actual listing description.

The replacement equipment cabinets at ground level are located in a well screened enclosure to the rear of the listed building. The importance of the building's original setting is noted in the listing description and it is not considered that this replacement equipment would cause harm to the remaining elements of interest. The current proposals are therefore considered to be fully in accordance with Policy DM8 of the Development Management Policies.

The overall appearance and positioning of the replacement equipment has been carefully developed so as to reflect the location of the existing equipment and the overall form of the building, in order to limit potential changes to the silhouette and the extent of visibility from street level. The antenna on the south west chimney stack has been removed in response to the appeal decision Para. 14. As previously stated Para. 13 of the Inspector's decision acknowledges that *"here would be public benefits to the economy in productivity and connectivity, and the alternatives considered do not appear to offer the same benefits while bringing the risk of visual harm themselves. The 2 double chimney-stack installations would be justified by the public benefits outweighing the limited additional harm identified over that previously permitted"*

When compared to the applications refused in 2018, the current proposals see a reduction in the extent of the equipment proposed.

In terms of the south-west chimney-stack, the proposals are considered to represent a betterment to the current arrangement and appearance. This is demonstrated by the photomontages included as part of this application.

The visual impact of the development is not significant and will not adversely impact on the character and appearance of this listed building, but will provide a suitable solution to upgrading mobile coverage to Stoneleigh Broadway and the surrounding area without the need for a new greenfield mast. Such coverage will provide a significant benefit to both the local community and visitors to the Public House thereby further enhancing their experience and supporting the local economy.

It is considered that there is no conflict with the development plan in respect of the objective to conserve the historic environment and the policy which supports this purpose. Furthermore, support is gained from both the development plan and national policy for the nature of this development and its design is in accordance with such policy and guidance. The Stoneleigh Inn's features of architectural and historic interest will be preserved by the development for the reasons outlined above and thereby the duty under the act is complied with.

4.0 Conclusion

The proposal is of such a minor nature in development terms. As demonstrated above it will not have any adverse impact on the integrity, architectural design, fabric or special historic interest of the Stoneleigh Inn given the scale and location of the development.

As such we would consider that as the character, appearance and special historic interest of the building are preserved, listed building consent should be duly granted for the proposed development.