

**From:** Martin Higgins [martin.higgins@surreycc.gov.uk]  
**Sent:** 24 March 2016 13:26  
**To:** Stephanie Milne; Statutory  
**Subject:** Crab Hill Farm - sand school 2016/165  
**Attachments:** Nutfield, Crab Hill Lane, Crab Hill Farm (d).docx

Matthew please book in and out.

Martin

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*District Council*

**To:** Planning Department of Tandridge District Council

**From:** Heritage Conservation: Historic Buildings

**Application Number:** 2016/165 – Stephanie Milne

**Grade:** setting of Grade II

**Date Consultation Received:** 24/3/16

**Address:** Crab Hill Farm, Crab Hill Lane, South Nutfield, RH1 5NR

**Proposal:** Erection of sand school in association with existing stables

**Drawings:**



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**Comments:**

The listed building may be summarised as follows.

Phase I. Timber-framed two storeys with attics. One large and one narrow bay, with evidence that range continued to the rear (first floor doorway, and upper face to inside). Roof clasped side purlin with wind braces: collar and upright posts to front wall XX'; raking queen struts to other trusses. Main posts jowled.

Date probably very late 16<sup>th</sup>C, perhaps early 17<sup>th</sup>C.

Phase II. Three roof bays with brick ground floor and weather tiled studwork to first floor. Continuous outshot form. Central stack with no dedicated bay. Collar and upright queen strut roof with clasped purlins.

Date: probably 1774 (dated brick)

The header shows that the historic environment considerations are the impact of the proposals on the character of the listed building as one of special architectural or historic interest. Special regard has to be had to these matters in the determination of the application in accordance with sections 66 and of the Planning (Listed Buildings and Conservation Areas) Act 1990. The NPPF extends consideration to the impact on the significance of the listed building and places an expectation that the applicant will provide a heritage statement to assess this (Policy 128). In the absence of such a statement I have set out the significance below.

The significance of the building hinges around the fact that the late 18<sup>th</sup> century section is only complete in association with a much older section. This reflects the limited means of a farm holding in SE Surrey at this time. The two parts are of quite different construction and character illustrating the changing building techniques, expectations and architectural fashions between the two dates. The continuous outshot form of the 18<sup>th</sup> century section was restored in 2008 and is a key physical characteristic of the local Tandridge vernacular at this period. The smallness of the original section illustrates what little additional accommodation was needed to make the late 18<sup>th</sup> century property work and forms a valuable physical foil in terms of scale and building techniques.

The relative scale of the two elements and the scale of the whole is important to establishing its character.

The proposed development is for a sand school related to the stables for which consent was granted under 2014/1288.

The sand school is at sufficient distance and relationship to the listed building that it would not affect the special architectural interest of the building PROVIDING no external illumination is associated with it. Please condition accordingly.

Subject to the above condition I believe the conservation policies of the NPPF are met by this proposal.

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**Signed:** Martin Higgins      **Phone:** 01483 518 758  
**For the Director, Community and Infrastructure**

**Date:** 24/03/15  
**File Ref:** Con/32/10/422

*Tandridge*

*District Council*