

List of Buildings of Local Merit in Cranleigh – October 2013
For more information see the frequently asked questions after the list or contact the
Heritage Officer at Waverley Borough Council on 01483 523333

1. Cranleigh Arts Centre, 1 High Street GU6 8AS
2. The Three Horseshoes, 4 High Street GU6 8AE
3. Street Memorial Cross, St Nicholas Churchyard
4. Vault, St Nicolas Churchyard
5. Sundial House, 20 High Street GU6 8AE
6. Sundial House, 22 High Street GU6 8AE
7. Sundial House, 24 High Street GU6 8AE
8. The Coach House, High Street GU6 8AS
9. The Little Cottage, 31 High Street GU6 8AS
10. Primrose Cottage, 33 High Street GU6 8AS
11. The Village Hall, High Street GU6 8AF
12. Devon House, 72 High Street GU6 8AH
13. Devon House, 74 High Street GU6 8AH
14. Kent House, 75-77 High Street GU6 8AU
15. Kent House, 79 High Street GU6 8AU
16. Kent House, 81 High Street GU6 8AU
17. Kent House, 83 High Street GU6 8AU
18. Manns, 101-105 High Street GU6 8AY (incorporating Cromwell Cottage)
19. Manns, 108 High Street GU6 8AJ
20. Richmond House, 124 High Street GU6 8RE
21. Richmond House, 126 High Street GU6 8RE
22. 137 High Street GU6 8AU
23. 141 High Street GU6 8BD
24. Bank Buildings, 143 High Street GU6 8BB
25. Bank Buildings, 145 High Street GU6 8BB
26. Bank Buildings, 147 High Street GU6 8BE
27. Bank Buildings, 149 High Street GU6 8BB
28. Bank Buildings, 151 High Street GU6 8BB
29. Bank Buildings, 153 High Street GU6 8BB
30. Bank Buildings, 155 High Street GU6 8BB
31. Bank Buildings, 157 High Street GU6 8BB
32. Bank Buildings, 159 High Street GU6 8BB
33. Methodist Church, 188 High Street GU6 8RL
34. Tudor House, 190 High Street GU6 8RL
35. Tudor House Flat, 190 High Street GU6 8RL
36. Northampton House, 194 High Street GU6 8RL
37. Northampton House Flat, High Street GU6 8RL
38. 1 Tring House, 212 High Street GU6 8RL
39. 2 Tring House, 212 High Street GU6 8RL
40. 3 Tring House, 212 High Street GU6 8RL
41. 4 Tring House, 212 High Street GU6 8RL
42. Baptist Chapel, High Street GU6 8RT
43. Barn at Barhatch Farm, Barhatch Lane GU6 7NG
44. Colmans Farm House, Barhatch Lane GU6 7NH
45. Englefield, Bridge Road GU6 7HH
46. Bullimores House, Church Lane GU6 8AR
47. The Old Court, Church Lane GU6 8AR
48. Lych Gate, The Cemetery, Dewlands Lane
49. Bridgeham Farm House, East Whipleys Lane GU5 0TE
50. Hastie Cottage, Ewhurst Road GU6 7AG

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51. 1 Lades Cottages, Ewhurst Road GU6 7AE
52. 2 Lades Cottages, Ewhurst Road GU6 7AE
53. 3 Lades Cottages, Ewhurst Road GU6 7AE
54. 4 Lades Cottages, Ewhurst Road GU6 7AE
55. 1 Legion Court, Ewhurst Road GU6 7HX
56. 2 Legion Court, Ewhurst Road GU6 7HX
57. 3 Legion Court, Ewhurst Road GU6 7HX
58. 4 Legion Court, Ewhurst Road GU6 7HX
59. 5 Legion Court, Ewhurst Road GU6 7HX
60. 6 Legion Court, Ewhurst Road GU6 7HX
61. The Studio, Ewhurst Road GU6 7AA
62. The Studio, Ewhurst Road GU6 7AA
63. Little Causey, Ewhurst Road GU6 7EA
64. The White Hart, Ewhurst Road GU6 7AE
65. White Cottage, Ewhurst Road GU6 7AE
66. Brookmead, Horsham Road GU6 8DL
67. 1 Brookmead Cottages, Horsham Road GU6 8DJ
68. 2 Brookmead Cottages, Horsham Road GU6 8DJ
69. Cherries, Horsham Road GU6 8DJ
70. Flagstones, Horsham Road GU6 8DW
71. High Park Cottage, Horsham Road GU6 8EJ
72. 1 Jubilee Cottages, 14 Horsham Road GU6 8DN
73. 2 Jubilee Cottages, 16 Horsham Road GU6 8DN
74. Lucks Green Cottage, Lucks Green, Horsham Road GU6 8DP
75. Rosedene, Lucks Green, Horsham Road GU6 8DP *
76. 1 The Old Pound, Horsham Road GU6 8DW
77. 2 The Old Pound, Horsham Road GU6 8DW
78. 1 Yew Tree House, Horsham Road GU6 8DP
79. 2 Yew Tree House, Horsham Road GU6 8DP
80. 3 Yew Tree House, Horsham Road GU6 8DP
81. Vachery House, Horsham Road GU6 8EJ
82. Ashleigh, Knowle Lane GU6 8RD
83. Boy and Donkey, Knowle Lane GU6 8JW
84. Bridge Farm House, Knowle Lane GU6 8JW
85. Burleigh, Knowle Lane GU6 8RD
86. Clovers, Knowle Lane GU6 8RD
87. Eastleigh, Knowle Lane GU6 8RD
88. Craneswood, Knowle Lane GU6 8JN
89. Eversleigh, Knowle Lane GU6 8RD
90. Gate House, Knowle Lane GU6 8RD
91. 1 Hazelwood Cottages, Knowle Lane GU6 8JP
92. 2 Hazelwood Cottages, Knowle Lane GU6 8JP
93. 3 Hazelwood Cottages, Knowle Lane GU6 8JP
94. 4 Hazelwood Cottages, Knowle Lane GU6 8JP
95. 5 Hazelwood Cottages, Knowle Lane GU6 8JP
96. 6 Hazelwood Cottages, Knowle Lane GU6 8JP
97. Hazelwood Church Room, c/o Osier Wood, Knowle Lane GU6 8JP
98. Homeleigh, Knowle Lane GU6 8RD
99. Knowle Lodge, Knowle Lane GU6 8JL
100. Waterland Cottage, Knowle Lane GU6 8JW*
101. Waterland Farmhouse, Knowle Lane GU6 8JW

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102. Mannings Hill, Mannings Hill GU6 8QN
103. Cranleigh Forge, Mead Road GU6 7BG
104. Bay Tree Cottage, 1 Mead Road GU6 7BG
105. Old Barn Cottage, 3 Mead Road GU6 7BG
106. 5 Mead Road GU6 7BG
107. 7 Mead Road GU6 7BG
108. 9 Mead Road GU6 7BG
109. Okehurst, New Park Road GU6 7HJ
110. Moat Lodge, Parsonage Road GU6 7UB
111. 1 Rowland Road GU6 8SW
112. 2 Rowland Road GU6 8SW
113. 3 Rowland Road GU6 8SW
114. 4 Rowland Road GU6 8SW
115. The Four Elms, Smithwood Common GU6 8QP
116. Manor Cottage, Smithwood Common GU6 8QY
117. Smithwood Barn, Smith wood Common GU6 8QY
118. Apple Tree Cottage, The Common GU6 8NS
119. Baltic House, The Common GU6 8SL
120. Bendbrook, The Common GU6 8NR
121. Briarfield, The Common GU6 8SH
122. Brook Cottage, The Common GU6 8NR
123. Bucklers, The Common GU6 8SH
124. Caryll House, The Common GU6 8SL
125. Common House, The Common GU6 8QA
126. 1 Elm Tree Cottages, The Common GU6 8NS
127. 2 Elm Tree Cottages, The Common GU6 8NS
128. 3 Elm Tree Cottages, The Common GU6 8NS
129. 4 Elm Tree Cottages, The Common GU6 8NS
130. Forge Cottage, The Common GU6 8SL
131. Fountain, The Common
132. High Gables, The Common GU6 8SH
133. 1 Laundry Cottages, The Common GU6 8SQ
134. 2 Laundry Cottages, The Common GU6 8SQ
135. 3 Laundry Cottages, The Common GU6 8SQ
136. Laurel Cottage, The Common GU6 8SJ
137. Maple Leaf Cottage, The Common GU6 8SL
138. March House, The Common GU6 8NS
139. Mill Cottage, The Common GU6 8NS
140. Old Baptist Chapel, The Common GU6 8SH
141. 1 Parkgate Cottages, The Common GU6 8SG
142. 2 Parkgate Cottages, The Common GU6 8SG
143. 3 Parkgate Cottages, The Common GU6 8SG
144. 4 Parkgate Cottages, The Common GU6 8SG
145. 5 Parkgate Cottages, The Common GU6 8SG
146. 6 Parkgate Cottages, The Common GU6 8SG
147. 7 Parkgate Cottages, The Common GU6 8SG
148. 8 Parkgate Cottages, The Common GU6 8SG
149. 9 Parkgate Cottages, The Common GU6 8SG
150. 10 Parkgate Cottages, The Common GU6 8SG
151. 11 Parkgate Cottages, The Common GU6 8SG
152. 12 Parkgate Cottages, The Common GU6 8SG

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153. Southfold, The Common GU6 8SH
154. The Chestnuts, The Common GU6 8NS
155. The Coach House, The Common GU6 8SN
156. The Cottage, The Common GU6 8SJ
157. The Covers, The Common GU6 8SH
158. The Cranley Hotel, The Common GU6 8SQ
159. The Gabled Cottage, The Common GU6 8NS
160. The War Memorial, The Common
161. The White House, The Common GU6 8SJ *
162. 1 Tilehurst, The Common GU6 8NR
163. 2 Tilehurst, The Common GU6 8NR
164. 3 Tilehurst, The Common GU6 8NR
165. 1 Wakehurst, The Common GU6 8SH
166. 2 Wakehurst, The Common GU6 8SH
167. 3 Wakehurst, The Common GU6 8SH
168. 4 Wakehurst, The Common GU6 8SH
169. Whiteoaks (East), The Common GU6 8SN
170. Whiteoaks (West), The Common GU6 8SN
171. Whiteoaks Cottage, The Common GU6 8SN
172. Whiteoaks Lodge, The Common GU6 8SN
173. White Cottage, Ewhurst Road GU6 7AE
174. Windmill Buildings, the Common GU6 8LU

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What BLM status might mean for you.

Your building has been identified as of possible local historic, architectural or townscape distinction and the Council is considering its designation as a Building of Local Merit (**BLM**). Your comments on this are invited, so it is important that you are aware of what it would mean to you. We hope that the following questions and answers will be useful:

What is a BLM?

It is a building identified by Waverley Borough Council as of local historic, architectural or townscape merit. BLM stands for Building of Local Merit. Many local authorities have lists of such buildings, sometimes called the local list and sometimes Buildings of Townscape Merit (BTM). In Waverley we chose the designation BLM because it is less likely to be confused with statutory listed buildings and also recognises that not all our valuable buildings are within towns.

Are there any advantages to BLM status?

Yes. Many people place a premium on character buildings and such recognition may even enhance property value. BLM status should certainly be regarded as a matter for pride. Just sometimes, in seeking planning permission, the BLM status may be of help in tipping the balance in favour of permission where a proposal might otherwise fail quite to accord with another policy.

Will I get any practical help in looking after my BLM?

Possibly. If the building is considered of historic importance and is prominently sited such that it gives enjoyment to the general public, then it may qualify for small grant assistance from the Surrey Historic Buildings Trust towards the cost of specialist repair.

Will this mean that I need listed building consent to alter my building?

No. Listed building consent relates only to buildings identified as of national interest by English Heritage and the Secretary of State. These are known as *statutory listed buildings* or *buildings of special architectural or historic interest* and the selection criteria for these are very strict. A BLM is considered as of local importance for Waverley and is not subject to the same controls as nationally listed buildings.

Will the Council have extra powers to control what I do to my building?

No. But, if your proposal would need planning permission or (within a conservation area) conservation area consent, the BLM status would be a factor in assessing your application for that permission (or conservation area consent). Many minor alterations, especially to dwellings, can be undertaken

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without need for planning permission under provisions known as permitted development rights. These rights are not affected by BLM status.

So what happens if I apply for planning permission?

When the Council consider any application for planning permission, it must take into account a range of factors including appearance, the affect on neighbours and on the wider environment. These factors are termed material considerations. The BLM status will remind decision makers that the building has particular qualities that must be respected along with the other material considerations. Indeed these qualities can, and should, be taken into account whether or not the building is formally recognised as a BLM. However, designation as a BLM will ensure a more consistent approach. In applying for planning permission, you will need to address the heritage implications of the proposed development within your design and access statement.

Does this mean I will not be able to extend or alter my building?

The Council can only control those developments that need planning permission. Internal alterations and, sometimes, small extensions may fall outside that need. Where planning permission is required, BLM status would certainly not mean automatic refusal. Some proposals might even be considered beneficial to a building. BLM status is likely to require that special attention be paid to the quality of design and materials.

What if I wish to demolish my building?

BLM status does not give protection against demolition. However, whilst you do not need any special consent to demolish a BLM, you should be aware that there is no guarantee that permission will be granted to redevelop the site. BLM status will be a material consideration in determining any application to demolish a BLM and replace it with a new building. In certain cases you would need to notify the Council so that it can ensure that the work is done safely and tidily.

And if my building is in a conservation area?

In addition to any need for planning permission, conservation area consent is currently needed to demolish any building exceeding 115 cu m. It is also often needed, depending on its height, to remove the greater part of a boundary wall or fence. The Council must have regard to the effect of the proposed demolition (and any proposed redevelopment) on the character and appearance of the conservation area. BLM status will be an indication that a building is an important feature within the conservation area. Of course, similar consideration would be given to any important structure within a conservation area whether or not it has BLM status.

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Can my building lose its BLM status?

Yes. The BLM status is given to a building in recognition of its special qualities. If unsuitable alterations are undertaken, even if they did not need planning permission, the status of the building may have to be reconsidered. If the special quality is lost, the BLM status will be withdrawn.

So, if BLM status does not offer absolute protection of a building, what is the point?

BLM status gives greater clarity, transparency and consistency to decision making involving local built heritage.

Inspectors, at appeals against refusal of planning permission, often give greater weight to the importance of buildings of local interest if identified by rigorous formal process.

BLM status is also a mark of prestige, promoting a pride in ownership and awareness of the significance of a building. It can help persuade an owner against inappropriate alteration through innocent ignorance of a building's merit. It can also alert a wider public to the value of their local heritage.

What if I don't want my building to be designated as a BLM?

If you feel that your building is being proposed as a BLM on the basis of incorrect information, you can request the Council to reconsider. However, it is important to realize that BLM status does not impose any extra legal duties on an owner, and the Council is entitled always to have regard to heritage and environmental factors in undertaking its planning functions. As such, BLM status is simply a flag to help the Council to carry out its duties with consistency and transparency. Objections to BLM status are, therefore, most likely to be successful where they address issues of fact. A matter solely of personal preference is not sufficient.

Further information

If you alter or extend a building, BLM status can also be taken into account where rigid application of building regulations might otherwise require alterations damaging to the character.

If you are seeking to protect the quality of your building, but are unsure whether a particular proposal would be appropriate, Council conservation staff would be willing to offer advice without obligation.

Contact:

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