

Item No. 25

APPLICATION NUMBER	CB/12/01511/LB
LOCATION	2- 6 High Street, Biggleswade, SG18 0JA
PROPOSAL	Part demolition rear outbuilding, reconstruction of outbuilding including pitched roof, construction of external staircase within courtyard, change of use to part first floor and ground floor to holistic health centre, change of use part ground floor from residential to commercial cafe kitchen use, change of use from hairdressing salon to hot food cafe and refurbishment various elements of building
PARISH	Biggleswade
WARD	Biggleswade North
WARD COUNCILLORS	Cllrs Jones & Mrs Lawrence
CASE OFFICER	Nikolas Smith
DATE REGISTERED	25 April 2012
EXPIRY DATE	20 June 2012
APPLICANT	Ms Kenny
AGENT	Triad Planning & Design Ltd
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	The application was called to Committee by Cllr J Lawrence because of the sites location, heritage status and because of local interest
	Listed Building - Granted

Site Location:

A two-storey (with some use of the basement and roof space), Grade II listed building on the junction of St Andrew's Street/Shortmead Street and High Street and within the Biggleswade Conservation Area. The building is arranged around a central courtyard with a single-storey series of outbuildings on the western boundary of the site. To the north is St. Andrew's church, a Grade II* listed building that is set back from the highway with extensive grounds including the land immediately to the west of the site. To the south is a car park serving a Conservative Club and there are trees within that curtilage near to the application site.

The building is, in parts, in a poor state of repair. A hair dressing salon is operating from the northern section of the building but much of the ground floor is vacant retail space. Part of the ground floor and the first floor is in residential use (there are three independent units totalling seven bedrooms), only some of which is occupied. The single storey outbuildings at the rear of the site are used as storage/workshops but again, are not occupied.

The site is within the town centre, which is served by public parking and public transport links.

The Application:

Listed Building Consent is sought for:

- the removal of a modern glazed porch addition;
- the repair and remodelling of the existing outbuildings and the replacement of the existing flat roof with a pitched roof;
- the replacement of one window on the front elevation; and
- internal alterations including re-flooring, repair and restoration works and the removal of partition walls.

Because it is not clear whether the existing hair salon use will continue to operate from the site, and if so, for how long, an alternative proposed ground floor plan has been submitted showing the salon in its current location. As a result, this plan shows a different ground floor arrangement. This alternative plan has been accepted alongside the initially proposed ground floor plan because the issues raised and the assessment of the proposals would be the same. There would be no changes to the external appearance of the building. If approved, the applicant would be able to decide which floor plan they wanted to implement.

Relevant Policies:

National Planning Policy Framework (NPPF) (2012)

2. Ensuring the vitality of town centres
11. Conserving and enhancing the historic environment

Core Strategy and Development Management Policies (CSDMP) (2009)

- DM3 High Quality Development
- DM7 Development in Town Centres
- DM13 Heritage in Development

Design in Central Bedfordshire (a Guide for Development) (DCB) (2010)

- DS3 Town Centre and Infill Development
- DS5 The Historic Environment

Planning History:

There is no relevant, recent planning history at the site.

Representations:

	Comment
<u>Town Council</u>	
Where the Town Council raises planning, rather than Listed Building Issues, they are addressed as part of the corresponding planning	More information requested about the status of the rear outbuilding that would be part demolished Inappropriate next to St Andrew's Church Hot food will need an extraction system

application.

Consultee responses:

Conservation Officer No objection. The works would improve the building.

English Heritage No objection

Determining Issues:

The considerations in the determination of this application are:

1. Heritage implications

Consideration:

1. Heritage implications

The NPPF (2012) states that in determining applications with heritage implications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use consistent with their conservation;
- The positive contribution that conservation and heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Policy DM13 (Heritage in Development) of the CSDMP (2009) states that particular attention should be paid to locally distinctive features and uses and that development within Conservation Area should be appropriate.

Policy DM3 (High Quality Development) of the CSDMP (2009) states that new development should contribute positively to creating a sense of place and respect local distinctiveness through design and use of materials.

Parts of the building are in a poor state of repair and its general renovation would be supported. The removal of modern additions, like the glazed porch facing the courtyard would also be welcomed.

Internal works would be modest and would largely consist of the removal of more modern partition walls and the repair/replacement of inappropriate flooring.

The replacement of a window on the front elevation (at the eastern end of the building) would cause no harm to its character, would improve the commercial function of the building through provision of a shop window and would be acceptable.

The outbuildings at the rear of the site are in a poor state of repair and are much less attractive than other parts of the buildings. It has a flat, asbestos roof. The proposed replacement roof would sit much more comfortably against the pitched roofs found elsewhere in the building and would improve the appearance of the site overall.

The introduction of an external staircase would represent a transient feature that could be removed with ease and little disruption in the future if necessary.

The proposal does not include signage or advertising and the necessary consents will need to be sought and obtained before any is displayed.

The development would be sensitive and would benefit the listed building through necessary repair and restoration and would cause no harm to its special architectural or historic character. Further, the development would facilitate the continued use and viability of the building which is a key heritage objective.

Details would be subject to subsequent approval in order to ensure that the development at this sensitive site would be appropriate.

Recommendation:

That Listed Building Consent be granted subject to the following conditions:

- 1 The works shall begin not later than three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **Prior to any building works being first commenced, detailed drawings of all proposed new &/ or replacement doors & windows, together with a detailed specification of the materials, construction & finishes, shall be submitted to & approved in writing by the Local Planning Authority. Details shall be provided which clearly show (as appropriate)- a section of the glazing bars, frame mouldings, door panels, the position of the door or window frame in relation to the face of the wall, depth of reveal, arch & sill detail.**

Reason: To ensure that the special architectural or historic interest of the building or structure, its character & appearance is properly preserved, maintained & enhanced, in accordance with standard conservation good practice.

- 3 Following the carrying out or completion of the building operations or alterations for which consent is hereby granted, all *making good* of the existing building shall be carried out in materials & finishes which closely match, like-for-like, those historic materials & finishing details used in the existing building or structure- to accord with usual conservation good practice & to the satisfaction of the Local Planning Authority. If there is any doubt regarding the approach to any proposed making good, or any alternative materials are proposed, a precise specification of the materials & finishes should be submitted to & agreed in writing by the LPA.

Reason: To ensure that the special architectural & historic interest,

character & appearance of the building is properly maintained, in accordance with standard conservation good practice.

- 4 None of the components, members or elements comprising the structural timber frame & fabric – including the infill panel material, stave or wattle & daub or brick, stone & plaster- of the building shall be cut, damaged, altered or otherwise detrimentally changed- other than those parts specifically identified within the submitted detailed annotated working drawings & precise schedule of works relating to the timber frame. All such alteration works shall be in accordance with usual *conservation good practice* & forming part of the agreed specification, method statement & approach stated in the listed building consent. Sandblasting or any other abrasive cleaning is not acceptable.

Reason: To ensure that the special architectural or historic interest of the building or structure, its character & appearance is properly preserved, maintained & enhanced, in accordance with standard conservation good practice.

- 5 All rainwater goods shall be cast iron. As an alternative, cast aluminium may be acceptable, in certain circumstances, though this is to be specifically justified & agreed in writing by the Local Planning Authority if it is proposed to specify cast aluminium. Plastic or uPVC rainwater goods are not acceptable.

Reason: To ensure that the special architectural & historic interest, character, appearance & integrity of the listed building or other historic building is properly maintained & to accord with standard conservation good practice.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [12-752-P-01, 02, 03, 04, 15, 06, 07 and 12-752-BR-10].

Reason: For the avoidance of doubt.

Reason for approval:

The development would cause no harm to the special architectural and historic character of the listed building and would be in accordance with the objectives of the National Planning Policy Framework (2012), Policies Dm3 (High Quality Development) and DM13 (Heritage in Development) of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and Design Supplement 5 (the Historic Environment) of Design in Central Bedfordshire (a Guide for Development) (2010).

DECISION

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