

Committee Report

Item No: 6C

Reference: DC/21/03773

Case Officer: Elizabeth Flood

Ward: Hadleigh North.

Ward Member/s: Cllr Siân Dawson.

RECOMMENDATION –LISTED BUILDING CONSENT WITH CONDITIONS

Description of Development

Minor internal layout amendments to previously approved LBC ref: DC/18/04971

Location

The Cottage & Adjoining Buildings , Corks Lane, Hadleigh,

Expiry Date: 19/11/2021

Application Type: LBC - Listed Building Consent

Development Type: Listed Building Consent - alterations

Applicant: Mr Daniel Hughes

Agent: Mr David Monney

Parish: Hadleigh

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member: No

Has the application been subject to Pre-Application Advice: Yes

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

The applicant is Babergh District Council.

Details of Previous Committee/Resolutions and Member Site Visit: None.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF National Planning Policy Framework 2021

Babergh Core Strategy 2014:

- CS15 Implementing Sustainable Development in Babergh

Saved Policies in the Babergh Local Plan (2006):

- CN06 Listed Buildings – Alterations/ Extension/ Change of Use

Neighbourhood Plan Status

The Neighbourhood Plan is currently at:-

Stage 1: Designated neighbourhood area

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Town/Parish Council

Hadleigh Town Council: No comments

National Consultee

Historic England: No comments

Internal Consultee Responses

Place services – Heritage: I have no objection to this application. I recommend the proposed south elevation is updated to show without the structure in front of it. I recommend conditions from the previous application are transferred to this revision.

B: Representations

At the time of writing this report no letters/emails/online comments have been received

PLANNING HISTORY

There is an extensive planning history relating to the broader site that is subject to proposed redevelopment, none of which is of relevance to this listed building consent application. Below is the history relating to the redevelopment. Also please note the applications lodged concurrently for minor changes to the broader development site that the subject buildings form a part of, including the applications for listed building consent relating to four other listed buildings.

REF: DC/18/04966

Full Planning Application - Redevelopment to provide 57 dwellings (Use Class C3) with private amenity areas, parking, fencing, landscaping, open space and refuse

DECISION: GTD
09.03.2021

facilities, access roads and associated works and infrastructure, incorporating the part demolition and part retention and conversion of the existing office buildings (including the retention and conversion of The Maltings, No's 21 & 23 Bridge Street, River View & The Cottage & demolition of Bridge House), site of the former Babergh District Council Offices & associated land.

REF: DC/18/04971	Listed Building Consent - Partial demolition and internal and external alterations to enable the formation of 1No dwelling as per schedule of works.	DECISION: GTD 28.03.2019
REF: DC/18/04991	Listed Building Consent - Partial demolition works; Internal and external alterations to form 2No Ground Floor Apartments and 1No Duplex Apartment at Ground and First Floor level.	DECISION: GTD 28.03.2019
REF: DC/18/04992	Application for Listed Building Consent - Internal alterations to form 2No Apartments.	DECISION: GTD 28.03.2019
REF: DC/18/04996	Listed Building Consent - Partial demolition works and internal and external alterations and extension to reinstate River View as a single dwelling and erection of 10No apartments	DECISION: GTD 28.03.2019
REF: DC/18/05018	Application for Listed Building Consent - Partial demolition and internal and external alterations to form 4 no ground floor apartments; 4 no first floor apartments in Historic Section. Conversion of and erection of extension to form 14 no apartments.	DECISION: GTD 28.03.2019
REF: DC/19/00598	Application for Advertisement Consent - Erection of A board or A-Frame sign	DECISION: PCO
REF: DC/21/03769	Application for a Non Material Amendment relating to DC/18/04966 - General amendments to Phase 1 (49 units) layout to comply with building regulations and national space standard. It entails some slight adjustments to internal partition walls, doors etc.. to allow upgrade. Please refer to the letter (L00) as attached for further details re the changes (see Key A-I and J,Q-T).	DECISION: PCO

- REF:** DC/21/03770 Application for Listed Building Consent - **DECISION:** PCO
Minor Internal amendments to previously approved LBC as ref: DC/18/04992 - 23 Bridge Street Please refer to Letter L00 as submitted here for further descriptions re changes identified under points A & G.
- REF:** DC/21/03771 Application for Listed Building Consent - **DECISION:** PCO
Minor internal amendments to previously approved LBC ref: DC/18/04991 - Bridge Street & Adjacent Buildings. Please refer to Letter (L00) as submitted here for further descriptions re changes identified under points A,F,G.
- REF:** DC/21/03772 Application for Listed Building Consent. **DECISION:** PCO
Minor internal layout amendments to previously approved LBC ref: DC/18/04996 as per Design & Access Statement.
- REF:** DC/21/03774 Application for listed Building Consent. Minor **DECISION:** PCO
amendments to previously approved LBC ref: DC/18/05018 (Malthouse) as per Design & Access Statement.

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1. The site is located on the northern side of Corks Lane, to the north of the Hadleigh town centre. The subject Grade II listed building forms part of a much broader site proposed for redevelopment, comprising the former Babergh District Council offices complex.
- 1.2. The listed building is known as The Cottage, and includes a modern extension to it, which itself forms part of the Arup building erected 1978-82. The Cottage and Arup building were last in use as the Babergh District Council offices. It is set back some distance from Corks Lane, with a lawned area forming the front setback and hedgerow at the Corks Lane frontage. 1.3. The Arup building and Grade II Malthouse building are located immediately northeast. Adjacent to the northwest is the cricket ground associated with the Hadleigh Cricket Club. To the south is Corks Lane. Immediately west is a two-storey office building that formed part of the district council offices.
- 1.3 The site is within Hadleigh Conservation Area and in close proximity to a number of Grade II* and Grade II listed buildings beyond the wider former Council offices site.

2.0 The Proposal

- 2.1. Listed Building Consent has previously been approved for the demolition of the modern two-storey rear extension and conversion works to reinstate The Cottage as a detached dwelling. The conversion works were predominantly internal, with the majority of works relating to the removal and insertion of partition walls.
- 2.2. The original rear external wall of The Cottage, now an internal wall owing to the Arup building extension, would be exposed as a result of the proposed removal of the two-storey extension. The reinstated external wall will be rendered to match the remainder of The Cottage.
- 2.3. With regard to openings, all existing windows would be retained and refurbished, with a new system of replacement secondary glazing installed. The non-original front door would be replaced with a timber door.
- 2.4. The proposed changes from DC/18/04971 are as follows:
 - New floor layout upgrade to meet Building Regulations and National design standard. Minor internal alterations previously proposed partition walls and doors which have been moved slightly to allow such upgrade. These changes are very minor, with the only change being a slightly larger downstairs WC.

3.0 Historic Character of the Listed Building

- 3.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
- 3.2 Policy CN06 states that alterations to listed buildings should, amongst other things, be of an appropriate scale, form, siting and detailed design to harmonise with the existing building and its setting.
- 3.3 Paragraph 197 of the NPPF states that, in determining planning applications, local planning authorities should take account of:
 - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of 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.
- 3.4 The key issue is the effect of the proposed works upon the special architectural and historic interest of the Grade II listed building, The Cottage.
- 3.5 Reinstating the building as a single residence has been previously accepted by Council's Heritage Consultant and Historic England. The changes required to revert the building back to a domestic use are modest and largely internal. No changes are proposed to the roofscape or principal front elevation that addresses Corks Lane. Returning the building to its original use will better reveal the significance of the asset.

- 3.6 The most significant change, and it is a substantial one, is the removal of part of the Arup complex to the rear of The Cottage. This element of the scheme requires listed building consent because the Arup building is physically attached to the listed building. However this element has previously been approved under planning application DC/18/04971.
- 3.7 Removal of the Arup building and the rear/side additions to The Cottage will not compromise the special architectural features or historic interest of The Cottage. Removal of the Arup building does not result in the loss of valued heritage fabric. To the contrary, the removal of the large-scale building will create a more open setting for The Cottage and enhance its historical connection with River View. The spatial character of the group of listed buildings will be significantly improved. The demolition and “making good” works will enhance and better reveal the significance of the asset. Such an outcome is expressly supported by paragraph 200 of the NPPF which states that proposals which better reveal (heritage) significance ‘should be treated favourably’.
- 3.8 The improved spatial character, and the enhancement of the listed setting of The Cottage, are significant heritage benefits.
- 3.9 The revisions from the original approved scheme are minor and will have little impact on the overall design.

PART FOUR – CONCLUSION

4.0 Planning Balance and Conclusion

- 4.1 The listed building is being conserved and great weight is attached to this conservation, consistent with paragraph 199 of the NPPF. The works will not result in substantial harm and so paragraph 200 of the NPPF is not engaged. The proposed conversion works have been designed in a sensitive manner, respectful of the building’s valued historic integrity and setting, and will make a positive contribution to local character in line with paragraph 197 of the NPPF.
- 4.2 The scheme of works does not conflict with local policy CN06. The proposal facilitates the conservation of a heritage asset, consistent with the overarching objective of achieving sustainable development as set out at paragraph 8 of the NPPF.
- 4.3 The re-use of the building secures its long-term future and, in so doing, preserves the building, together with its special architectural features and historic interest. The proposal is therefore consistent with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.4 The proposed works will result in no harm to the character and significance of this listed building. In the wider context the works to demolish the Arup building will produce direct heritage benefits in relation to the Cottage

RECOMMENDATION

That the application is GRANTED listing building consent and includes the following conditions:-

- Standard time limit
- Window and door details including joinery colour

- Details of repairs
- Details of all materials/fixtures
- Landscaping and public realm details
- Level 3 Archaeological building recording