

Committee Report

Item No:

Reference: DC/21/03772

Case Officer: Elizabeth Flood

Ward: Hadleigh North.

Ward Member/s: Cllr Siân Dawson.

RECOMMENDATION –APPROVE LISTED BUILDING CONSENT WITH CONDITIONS

Description of Development

Application for Listed Building Consent. Minor internal, layout and River View elevation amendments to previously approved LBC ref: DC/18/04996 as per Design & Access Statement.

Location

River View & 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. I recommend all conditions from the previous consent are reproduced. This should include a requirement for details of all new external fixtures.

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 the 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,

DECISION: GTD
09.03.2021

landscaping, open space and refuse 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 - 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.	DECISION: PCO
REF: DC/21/03771	Application for Listed Building Consent - 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.	DECISION: PCO
REF: DC/21/03773	Application for Listed Building Consent. Minor internal layout amendments to previously approved LBC ref: DC/18/04971 as per Design & Access Statement.	DECISION: PCO
REF: DC/21/03774	Application for listed Building Consent. Minor amendments to previously approved LBC ref: DC/18/05018 (Malthouse) as per Design & Access Statement.	DECISION: PCO

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 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 two-storey building directly fronts Corks Lane. To the west is The Cottage, a Grade II listed building. To the rear and adjoining the eastern side of the building is the Arup building. Further east is 23 Bridge Street, a two-storey Grade II* listed building.
- 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. Planning permission and listed building consent have previously been approved for the demolition of the rear and eastern side additions and replacement with two-storey rear and eastern side additions. The rear additions would incorporate traditional (pitched clay pantile clad roof) and modern (flat roof) design detailing. The traditional addition would be finished in brick with aluminium windows, the flat-roofed addition would be finished in a mix of render and vertical timber cladding.

The eastern side addition would be finished in brick and incorporates a pitched clay pantile clad roof, all to match River View. The first floor of the side addition would be set back from Corks Lane, providing a terrace for two of the flats. The existing wall fronting Corks Lane east of River View would be altered by the insertion of two new openings, treated with aluminium windows. An existing opening, currently occupied by a traditional timber window, would be opened up to provide pedestrian access between the proposed eastern addition and the rear of 21 Bridge Street.

- 2.2 The additions would accommodate eight dwellings. Conversion works are proposed to River View, to reinstate it as a single dwelling. The conversion works are predominantly internal, with the majority of works relating to the removal and insertion of partition walls
- 2.3 With regard to openings, all existing windows will be retained and refurbished, with a new system of replacement secondary glazing installed.
- 2.4 The proposed changes from DC/18/04996 are as follows:
 - New floor layout upgrade to meet Building Regulations and National design standards. Minor internal alterations to previously proposed partition walls and doors which have been moved slightly to allow such upgrade. These changes will result in the replacement of 2 no. two-bedroom flats with 2 no. one-bedroom flats.
 - Upper floor of River view. Omission of windows and doors and re-positioning of windows and doors to suit new flat layout with balcony and handrail. This would involve the addition of one window and one door.

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 demolition works do not raise any heritage concerns given the limited heritage value of the fabric proposed for removal. Although the amount of fabric being removed is not insignificant, including the long single storey-side addition, it does not contribute to the significance of the listed building. The removal of the eastern side addition enhances the setting of the listed building.
- 3.5 The revised extensions to River View will read as subordinate additions to River View. The proposed ridgeline of the additions will be set at or below the ridgeline of River View.

- 3.6 The new building to the north has been massed so that part of it reads as a traditional extension to a historic building. The northernmost addition is overtly modern, incorporating a flat roof and vertical timber cladding. The contemporary approach is acceptable given its separation from River View by the proposed traditionally designed addition, its more central siting (in the context of the overall development site), and the more modest two-storey massing. Visibility of the extension would be limited from Corks Lane and Bridge Street. Although the rear additions combine both traditional and modern profiles, they offer a simplified rear elevational treatment compared to the original proposal.
- 3.7 The Corks Lane elevation of the eastern addition is relatively simple. The eaves of the eastern building are set slightly below the eaves of River View, and although wider than River View, the eastern building achieves an appropriate degree of subordination. The first-floor setback from Corks Lane assists in this regard. The distinctive eastern gable of River View remains largely exposed (the western gable remains unaltered. It is acknowledged that the additions are taller than much of the existing Arup building; however, they have been designed and sited in a manner that ensures the pre-eminence of River View is maintained.
- 3.8 The retention of the frontage wall linking River View and 21 Bridge Street is a welcome element of the scheme. Retention of this wall serves to soften the new build effect of the eastern addition on River View, part concealing the addition.
- 3.9 The internal works are relatively minor, raise no heritage issues and will return the building back to its original single dwelling use, a positive heritage outcome that will better reveal its significance. The proposed system of replacement secondary glazing to River View is an acceptable heritage response. The absence of any other changes to the principal façade and original roof form is a pleasing element of the scheme.
- 3.10 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.
- 4.2 The scheme of works does not conflict with local policy CN06 or paragraph 192 of the NPPF. The proposal facilitates the conservation of heritage assets, 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 Any harm to the significance of the heritage asset brought about by the works, such as the alterations to the existing front boundary wall, is minor and is demonstrably outweighed by the heritage benefits identified above.

RECOMMENDATION

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

- Standard time limit
- Window, door and railings details
- Details of repairs
- Details of all new materials and fixtures
- Landscaping and public realm details
- Level 3 Archaeological building recording
- Joinery colour
- Rainwater goods