

Committee Report

Item No: 6B

Reference: DC/21/03771

Case Officer: Elizabeth Flood

Ward: Hadleigh North.

Ward Member/s: Cllr Siân Dawson.

RECOMMENDATION –GRANT LISTED BUILDING CONSENT WITH CONDITIONS

Description of Development

Application for Listed Building Consent - Minor internal amendments to previously approved LBC ref: DC/18/04991 - Bridge Street & Adjacent Buildings.

Location

21 Bridge Street & Adjoining Buildings, Hadleigh.

Expiry Date: 31/01/2022

Application Type: LBC - Listed Building Consent

Development Type: Listed Building Consent - alterations

Applicant: Mr Daniel Hughes

Agent: Mr David Monney

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/s:

Babergh District Council is the applicant.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

CN06 - Listed Buildings - Alteration/Ext/COU

CS15 - Implementing Sustainable Development

CLASSIFICATION: Official

Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area.

The Neighbourhood Plan is currently at:-
Stage 1: Designated neighbourhood area

Accordingly, the Neighbourhood Plan has little weight.

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: No objection. Recommend conditions from the previously consented scheme are carried across to this approval.

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 facilities, access roads and associated works and infrastructure, incorporating the part demolition and part retention and conversion

DECISION: GTD
09.03.2021

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	DECISION: PCO

submitted here for further descriptions re changes identified under points A & G.

REF: DC/21/03772	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.	DECISION: GTD 07.12.2021
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: GTD 07.12.2021
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 north-western corner of Corks Lane and Bridge Street, 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 two-storey building has direct frontage to Corks Lane and Bridge Street. The building's principal frontage is to Bridge Street. To the west (rear) is the Arup Building and further west is River View, a Grade II listed building. To the north is 23 Bridge Street, a double-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. Listed Building Consent is sought for conversion works to the building to form three dwellings. The conversion works are predominantly internal, with the majority of works relating to the removal and insertion of partition walls.
- 2.2. With regard to openings, all existing windows will be retained and refurbished, with a new system of replacement secondary glazing installed to the Bridge Street windows. New windows to the west elevation where the arches are to be infilled are proposed, in the form of timber sashes. The historic front door, currently fixed shut, will be reopened to form the entrance door to the ground floor dwelling. A historic door to the south elevation, which was more recently partially blocked to become a window, will be re-opened giving access to the relocated stair, and will become the entrance door to the second dwelling.
- 2.3. The proposed changes from DC/18/04991 are as follows:

- Minor changes to previously approved internal walls and doors which would result in one of the two ground floor flats reducing in size from three beds to two beds with an additional bathroom and the introduction of an ensuite and additional WC for the four bed maisonette flat. The development would provide 1x 1 bedroom flat, 1 x 2 bedroom flat and 1 x 4 bedroom maisonette;
- New wooden gate and fence between 21 and 23 Bridge Street

3.0 The Principle Of Development

- 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 extent of demolition is very minor, limited to the rear of the building. The adaptation and re-use of the building is being undertaken without significant alteration to the principal façade and flank elevations. The external works are very minor, largely focused to the rear, and ensure the preservation of the building's original 17th-century character.
- 3.5 The original rear elevations will be revealed with the removal of the 1980s single-storey extension. The re-exposed walls will be repaired and returned to a red brick finish and new sash windows will be inserted into the openings. The demolition and 'making good' works will enhance and better reveal the significance of the highly-valued Grade II* listed asset. Such an outcome is expressly supported by paragraph 206 of the NPPF, which states that proposals which better reveal (heritage) significance should be treated favourably.
- 3.6 The retention of the highly valued, intact 18 century brick façade that addresses Bridge Street is appropriate. The re-opening of the main historic door to Bridge Street is a positive heritage outcome. The insertion of a timber door in the elevation fronting Corks Lane is a modest intrusion and merely reinstates the original opening that has since been partially infilled by a more recent window. No changes are proposed to the roofscape, a further positive aspect of the conversion works. The proposed system of replacement secondary glazing is an acceptable heritage response.
- 3.7 The conversion works are largely internal with new partition walls inserted, as is most common with the conversion of historic buildings. The conversion works have generally been well considered, responding positively to the original domestic layout of the building.

- 3.8 The Heritage Consultant recommends a suite of planning conditions to ensure control is retained over the detailed design elements of the scheme. The conditions are reasonable, necessary and appropriate given the building's Grade II* listed status. Moreover, the conditions are consistent with well-established heritage practice and meet the tests set out at section 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 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 building is Grade II* listed and is afforded a higher level of significance. In accordance with paragraph 199, greater weight is attached to the building's conservation given the higher importance of the asset. The works will not result in less than substantial harm to the building or its setting and so paragraph 201 of the NPPF is not engaged.
- 4.2 The proposed conversion works have been designed in a sensitive manner, respectful of the building's valued historic integrity and setting.
- 4.3 The scheme of works does not conflict with local policy CN06 or paragraph 197 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. There are a number of positive elements to the scheme that offer heritage benefits, largely relating to the reinstatement of the original rear elevations and removal of the rear extension allowing the building to read more clearly as a separate building.
- 4.4 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.

RECOMMENDATION

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

- Standard time limit
- Window and door details
- Details of repairs
- All materials/fixtures to new build elements
- Landscaping and public realm details
- Level 3 Archaeological building recording
- Joinery colour
- Rainwater goods