

Committee Report

Item No: 7C

Reference: DC/22/05717

Case Officer: Thomas Pinner

Ward: St Peter's.

Ward Member/s: Cllr Paul Ekpenyong.

RECOMMENDATION – APPROVE LISTED BUILDING CONSENT WITH CONDITIONS

Description of Development

Listed Building Consent - Replacement flat roof section, replacement roof lights.

Location

11 Market Place, Stowmarket, Suffolk, IP14 1YY

Expiry Date: 12/01/2023

Application Type: LBC - Listed Building Consent

Development Type: Listed Building Consent - alterations

Applicant: Mid Suffolk District Council

Agent: Hamson Barron Smith Ltd

Parish: Stowmarket

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 – DC/22/03307

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

The applicant, and owner of the land, is Babergh and Mid Suffolk District Councils.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework

FC01 - Presumption In Favour Of Sustainable Development

FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

HB01 - Protection of historic buildings

HB03 - Conversions and alterations to historic buildings

CLASSIFICATION: Official

HB08 - Safeguarding the character of conservation areas
CL08 - Protecting wildlife habitats
SAAP - Stowmarket Area Action Plan

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

[Click here to access Consultee Comments online](#)

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 (Appendix 1) **Stowmarket Town Council**

No objection

Internal Consultee Responses (Appendix 2)

Ecology - Place Services

No objection subject to securing mitigation measures

B: Representations

At the time of writing this report no letters/emails/online comments have been received. A verbal update shall be provided as necessary.

PLANNING HISTORY

REF: DC/17/02418	Full Planning Application - Removal of existing NatWest brand signage, night safe and ATMs.	DECISION: GTD 28.07.2017
REF: DC/17/02419	Application for Listed Building Consent - Removal of existing NatWest brand signage, night safe and ATMs together with internal alterations to remove non-original fixtures , fittings, furniture and equipment.	DECISION: GTD 28.07.2017
REF: DC/18/03381	Planning Application. Change of Use from A2 (Professional and Financial Services) to Mixed Uses (incorporating A3 (Food and Drink), A4 (Drinking establishment) and D2 (Assembly and Leisure).	DECISION: GTD 27.09.2018
REF: DC/21/04909	Discharge of Conditions Application for DC/18/03381- Condition 3 (Restriction on Operation Times), Condition 4 (Details of	DECISION: GTD 16.09.2021

Uses) and Condition 5 (Restriction on Hours of Music Playing)

REF: DC/21/04986	Application for Non Material Amendment- Re-word Condition 7 of Planning Permission DC/18/03381 to allow use by the John Peel Centre without installing sound-proofing.	DECISION: GTD 13.09.2021
REF: DC/22/04287	Listed Building Consent - Repairs to cupola, replacement flat roof section, replacement roof lights.	DECISION: WDN 11.10.2022
REF: 3575/15	Replacement of existing ATM with new ATM.	DECISION: GTD 01.12.2015
REF: 3473/15	Considering replacing the existing external ATM for a new one that is 90mm taller. It wouldn't affect the stonework just the window would need to be replaced as the new ATM is taller. Needs to know if any LBC is needed for this.	DECISION: REC
REF: 2288/15	Internal reconfiguration and redecoration.	DECISION: GTD 24.09.2015
REF: 0001/15	Installation of new external shopfront signage to replace those insitu.	DECISION: GTD 16.02.2015
REF: 4032/14	Display of 1 no. non-illuminated fascia sign and 1 no. non-illuminated projecting sign.	DECISION: GTD 19.02.2015
REF: 1181/10	Install fire protection system. Replace rooflights. Replace fire doors.	DECISION: REC
REF: 0269/02/LB	DISPLAY OF NON-ILLUMINATED SIGNAGE	DECISION: GTD 10.02.2003

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. No.11 Market Place, Stowmarket is located on the east side of Market Place. It was formerly Nat West Bank, with a former assembly room at first floor. The building is believed to be unoccupied currently. A change of use to Mixed Uses (incorporating elements of A3, A4 and D2 uses which have since been reorganised into sui generis uses by the amendment to the Use Class Order) was granted under DC/18/03381. However, it is not clear if this approval has commenced. To the rear is a brick range, formerly a Corn Exchange, currently forming the John Peel Centre for Creative Arts, but this is not considered to be covered by the listing.
- 1.2. The building is listed at Grade II, as 'Former Nat West Bank,' with the following list description:

GV II Former bank. Mid C19. Brick with ashlar front, c1930 ground floor. Slate roof. Two storeys in three bays. Ground floor with three four-light cross casements, the northern one adapted as an entrance. Rusticated stone blocks between with shields bearing monogram of National Provincial Bank. Three C20 French windows to first floor opening onto wrought-iron balconies separated by Ionic pilasters rising to moulded parapet. Hipped roof with cupola.

INTERIOR. Open-plan late C20 bank interior.

- 1.3. The building is located within Stowmarket Conservation Area and is also relatively close, although not directly adjacent to, other listed buildings.

2. Details of Amended Plans and Negotiations

- 2.1. The application originally proposed the removal of the cupola from the building, and from the site, for repairs. However, I consider that removal from the building/off site of this, likely historic, feature would increase the risks of accidental damage during removal and transportation, and permanent loss through subsequent failure to reinstate it (for any number of reasons). It was not clear that there were any structural or other ongoing condition issues with the cupola, as opposed to superficial wear and tear only, so it was agreed to leave it as is (with monitoring to check it is not further degrading). The plans were therefore amended accordingly.

3. The Proposal

- 3.1. The application proposes the replacement of a section of flat roof covering and the replacement of rooflights (of which one is more strictly an access hatch), including a reduction in the number and size of the rooflights, as part of restoration works to the building. Informal advice was previously sought from the Heritage Team regarding the need for consent for various restoration works (ref. DC/22/03307). The Heritage Team concluded that many of the works would constitute small scale local repair and would not require Listed Building Consent, but some would constitute alterations, that would require Listed Building Consent, covering those works now proposed. Nonetheless, no issue was raised in principle regarding those works.

4. Principal of Development

- 4.1. As 11 Market Place is a listed building, and within a conservation area, the statutory duties of the P(LBCA)A1990 are of relevance. These are, S.16 - to "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses," and S.72 – that "special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area."
- 4.2. The NPPF requires applications affecting heritage assets to "describe the significance of any heritage assets affected...proportionate to the asset's significance" (para.194). The Local Planning Authority is required to "identify and assess the particular significance of any heritage asset that may be affected by a proposal" (para.195). In line with the P(LBCA)A1990, "great weight should be given to the asset's conservation" (para.199).
- 4.3. The relevant Local Plan Policies relating to listed buildings and conservation areas for this proposal are HB01, which requires the Local Planning Authority to place "a high priority on protecting the character and appearance of all buildings of architectural or historic interest," HB03, which requires alterations to (and conversions of) listed buildings "to meet high standards of design, detailing, materials and construction" and that would "not detract from the architectural or historic character

of the existing building or its setting,” and HB08, which requires “new building, alterations or other forms of development (within or adjacent to a conservation area) to conserve or enhance their surroundings.”

- 4.4. As the proposal also involves works to the roof of the building, Local Plan Policy CL08, which requires the Local Planning Authority to refuse development that would threaten rare or vulnerable species, is also considered of relevance, due to the potential presence of bats in roof spaces.
- 4.5. The Stowmarket Area Action Plan (SAAP) also includes a Policy (9.5) covering the historic environment, including that “development proposals should...safeguard our built heritage ensuring that the district’s historic building are protected.”
- 4.6. It is considered that the proposed works would accord with the requirements of the P(LBCA)A1990, the NPPF and Local Plan Policies.

5. Heritage Issues [Including The Impact On The Character And Appearance Of The Conservation Area And On The Setting Of Neighbouring Listed Buildings]

- 5.1. The existing rooflights proposed for removal are not considered of any historic interest, likely being later C20 insertions. Therefore, their replacement is not considered to cause harm to any heritage assets. The proposed rooflights would utilise the existing openings, reduced in size, so there would be no loss of historic fabric to install them. Furthermore, their size, position and form are considered appropriate to the significance of the listed building. The Rooflight Company Conservation Rooflight product, as specified in the Design and Access Statement, is considered suitably reflective of the design of traditional rooflights.
- 5.2. A limited amount of additional slate is proposed ‘to match existing’ for repairs and to infill the reduced rooflight opening sizes. However, it can be particularly difficult with slate to ensure a good match, which is important to preserve the historic character of the materials used, due to geological variations within the material, so a condition is requested requiring agreement of a specific slate to be used for the shortfall, to ensure a good match.
- 5.3. The existing area of felt flat roof covering to be replaced is likely also a modern, late C20 addition, that has likely been added over the pitched roof in an attempt to provide a better weathering detail at the junction with the John Peel Centre to the rear. It is not considered of historic interest and felt is not a traditional or sympathetic material for use on a historic building of this nature. The proposed single ply membrane is considered to be a better alternative (and there are limited viable options for flat roofs) and is therefore considered acceptable.
- 5.4. N.B. The plans contain reference to other works, including render repair, masonry repair and drainpipe works. These are considered minor small-scale repair works that do not require Listed Building Consent.
- 5.5. Overall, the works are not considered to harm the significance of any listed buildings or the character and appearance of Stowmarket Conservation Area, subject to a condition for the shortfall slates.

6. Ecology

- 6.1. Place Services Ecology raise no objection to the works, based upon the findings of the submitted Ecology Appraisal, subject to securing an Informative for the undertaking of the mitigation measures

set out in the Appraisal, as it is not possible to request a condition for this on a Listed Building Consent.

PART FOUR – CONCLUSION

7. Planning Balance and Conclusion

7.1. The proposal would not result in any demonstrable harm to any matter of planning substance. There would be no detrimental effect on the significance of any listed building or the character and appearance of the Conservation Area. The proposal therefore accords with relevant development plan policies and national planning guidance. The proposal is therefore considered to be acceptable.

RECOMMENDATION

That the application is GRANTED listed building consent

(1) That the Chief Planning Officer be authorised to GRANT Listed Building Consent subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Standard time limit (3yrs for commencement of scheme)
- Approved Plans (Plans submitted that form this application)
- Shortfall slate to be agreed

(2) And the following informative notes as summarised and those as may be deemed necessary:

- - PROTECTED SPECIES