Item: **08**

Reference: **11/00216/LBC**

Applicant: **Hinckley & Bosworth Borough Council**

Location: **Atkins Building Lower Bond Street Hinckley**

Proposal: **ALTERATIONS TO LISTED BUILDING**

Target Date: **11 August 2011**

Introduction:-

This application is to be considered at Planning Committee in accordance with the Scheme of Delegation, as the application has been submitted by the Council for its own development.

Application Proposal

Listed Building Consent is sought for internal alterations to a current open plan space to create 8 office studio spaces with an internal corridor.

There are already office and studio spaces within the building, the proposed office spaces range in size from 13.50 square metres to 38.25 square metres. The office spaces will be created by 3.5 metre high partitions with a plasterboard ceiling finished in white vinyl matt emulsion with both timber and glass panelled doors in a grey finish, all to match the materials already used within the building.

For the avoidance of doubt there are no external works proposed to the exterior of the building.

Following concerns raised by officers, further details of the treatment of the walls at high level in the corridor has been requested. The applicant has confirmed that the walls are finished to beam height only, not full roof height and the partitioning is finished with a 6 inch MDF pelmet to decorate the exterior (painted accordingly).

The Site and Surrounding Area

This application seeks to alter space on the second floor of the wing that fronts Baines Lane.

Atkins Brothers (Hosiery) Factory also known as the Goddard Building is a Grade II Listed Building. The site previously consisted of a range of buildings used in the hosiery industry. The Goddard building is considered an outstandingly large factory for Hinckley and of pivotal importance in Hinckley's hosiery business and townscape. Their obvious industrial appearance is a reminder of the town's industrial past, this appearance has been preserved and enhanced through the recent works to utilise the building as a creative industry centre. The site is bounded by three roads: Lower Bond Street, Baines Lane and Druid Street, a public footpath links Lower Bond Street to Druid Street. Its principal frontage is to Lower Bond Street. A mix of uses surround the site, of particular note adjacent the site to the south east is the Unitarian Great Meeting Chapel, Grade II* listed; the Hollybush Public House to the north east,

Grade II; the Museum, Grade II; and the Leicestershire County Council Social Services building to the north. The frameknitters cottages have been recognised as a nationally important building by English Heritage and have been listed Grade II.
The site is located within the settlement boundary of Hinckley and located within Hinckley Town Centre Conservation Area, and is also located within an employment site, as defined by Hinckley and Bosworth's Local Plan (2001).

Technical Documents Submitted with application

The application is accompanied by a Design and Access Statement and Heritage Statement.

The Design and Access Statement lists the specific materials to be used in the creation of the office spaces and states that they are required to help the financial viability of the building.

The Heritage Statement states that the impact will be the loss of the open plan space but that the offices will be constructed in an aesthetic way and does not intend to impact upon the exposed brickwork.

History:-

Listed Building Consent (ref: 07/01218/LBC) was granted by the Government Office for the East Midlands on 25 January 2008 for the demolition of the vacant post 1920's buildings. Those buildings have since been demolished. Subsequent permission has been granted (ref: 09/00141/DEEM) for the re-development of a new college building and the change of use and conversion (ref: 09/00142/LBC) of the existing Grade II Listed Goddard Building to facilitate use as a creative industries centre.

10/00450/LBC	Amendments to Listed Building Consent 09/00142/LBC	Approved	15.11.10
10/00271/DEEM	Variation of condition No 2 of Planning Permission 09/00141/DEEM to allow minor material alterations	Approved	11.06.10
10/00264/DEEM	Variation of condition No.2 of Listed Building Consent 09/00142/LBC to allow external alterations	Withdrawn	26.05.10
09/00142/LBC	Conversion and adaptation of the existing Grade II Listed Goddard building to facilitate use as a creative industries centre	Approved	12.05.09

09/00141/DEEM	Re-development of the former Atkins factory site for a mixed use development comprising of a new college building and the change of use and conversion of the existing Goddard building for use as a creative industries centre, including associated car parking and public realm improvement	Approved	04.09.09
09/00003/LBC	Works to windows/openings (including replacement), flat roof covering upgrade, lightning protection, brickwork and timber cleaning and removal of redundant building services	Approved	30.03.09



© Crown copyright. All rights reserved Hinckley & Bosworth Borough Council LA00018489 Published 2006

Consultations:-

No comments/objection has been received from:-

Director of Environment and Transport (Highways)
Head of Community Services (Land Drainage).

Site notice and Press notice were displayed and neighbours notified.

At the time of writing the report comments have not been received from:-

English Heritage
Historic Buildings Panel
Ancient Monuments Society
The Society for the Protection of Ancient Buildings
Georgian Group
The Victorian Society
Council for British Archaeology.

The consultation period remains open at the time of writing and closes on 21 July 2011. Any further consultation response received before the closing date will be reported and appraised as a late item.

Policy:-

National Policy Guidance

Planning Policy Statement 5 (PPS5) - Planning for the Historic Environment (2010) indicates that local planning authorities should consider the impact of any proposal on any heritage asset and that there should be a presumption in favour of the conservation of designated heritage assets. Heritage assets include Listed Buildings and Conservation Areas, including their setting.

Section72 (1) of the Planning (Listed Buildings and Conservation Area) Act 1990 provides that where an area is designated as a conservation area "…special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area" in the exercise of any of the provisions of the Planning Acts.

Regional Policy Guidance

The Court of Appeal, in May 2011, gave judgment on an appeal by CALA Homes in relation to their continuing challenge to the SoS's proposal to abolish regional strategies. The Court confirmed that the Government's proposal to abolish regional strategies is a material planning consideration, but that is up to the LPA to decide what weight to give to the proposal in considering planning applications. The Localism Bill is still going through the Parliamentary process and the SoS has now confirmed that the actual revocation of any regional strategy will be subject to a Strategic Environmental Assessment. The view taken currently is that little if any weight should be given to the proposal to abolish regional strategies. This advice may change as the Bill progresses and officers will monitor the progress and report appropriately to committee.

East Midlands Regional Plan 2009

None relevant.

Local Development Framework Core Strategy 2009

None relevant.

Hinckley and Bosworth Local Plan 2001

Policy BE4: Alterations of Listed Buildings states that planning permission will be granted for alterations and additions to listed buildings only if it can be demonstrated

that the proposal would not detract from the architectural or historical character of the building.

Appraisal:-

The main consideration in the determination of the application relates to whether the works proposed accord with Policy BE4 of the adopted Hinckley and Bosworth Local Plan and the overarching guidance contained within PPS5. As such the issue for consideration in this application is whether the development detracts from the architectural or historic character or appearance of the building.

Timber partitioning by virtue of its design will not result in any significant harm to the original fabric of the building. A suspended ceiling is proposed for each of the office spaces in order to aid in acoustic performance, which will allow for lighting systems without harming the historic fabric of the building. The ceiling above the main passageway serving the offices is to be left exposed and up lit so the detail of the roof can still be witnessed and would therefore not harm the historic fabric of the building. For the avoidance of doubt, the brickwork, which has been previously exposed, will be left this way.

The building is already subject to works and alterations which have allowed modern finishes and the materials and finishes proposed are set to match those used in the existing Atkins building. It is not considered that the addition of these would harm any special of architectural fabric.

For the avoidance of doubt there will be no impact on the external appearance of the building.

In conclusion, the works represent a scheme of modifications that will facilitate the re-use of the important and historic building with only minimal intervention to the historic fabric. It is considered that the works proposed to the listed building has adequately demonstrated that they would not significantly detract from the architectural or historical character or appearance of the building. Accordingly it is considered the works proposed would be compliant with Saved Local Plan Policy BE4 and the overarching principles of guidance contained within PPS5 and is therefore recommended for approval subject to the imposition of planning conditions.

Section 82 of the Act and Regulation 13 of the Planning (Listed Building and Conservation Areas) Regulations 1990 requires that applications by a Local Planning Authority on its own land for Listed Building consent are to be made to the Secretary of State following the committee resolution.

RECOMMENDATION: - That powers be delegated to the Deputy Chief Executive (Community Direction) to refer the application to the Secretary of State following the expiry of the consultation period on 21 July 2011 and resolution of matters that may arise, in accordance with Regulation 13 of the Planning (Listed Building and Conservation Areas) Regulations 1990.

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the development would be in accordance with the development plan and would not

be to the detriment of the special architectural or historic interest of this Listed Building.

Hinckley and Bosworth Local Plan (2001):- Policy BE4.

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The works hereby permitted shall not be carried out otherwise than in complete accordance with the submitted details: OS Sitemap (1:1250); OS Sitemap (1:500); Proposed Plans Drawing No D3053-B and Partition Details Drawing No DE110, Design and Access Statement and Heritage Statement received by the Local Planning Authority on 16 June 2011.

3 Before any works commence, representative samples of the types and colours of materials to be used internally shall first be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

Reasons:-

1 To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2 For the avoidance of doubt and in the interests of proper planning and to ensure that the works accord with the requirements of Policy BE4 of the adopted Hinckley and Bosworth Local Plan and guidance contained within PPS25.

3 To ensure that the development has a satisfactory appearance and does not detract from the special architectural or historic interest of this Listed Building to accord with Policy BE4 of the adopted Hinckley & Bosworth Local Plan.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Ebbony Mattley Ext 5691