DELEGATED REPORT

Recommendation Made: 26 April 2010

Reference:- 10/00093/LBC **Parish:- Nailstone Parish Council**

Applicant:- Kirby Prop Seal
The Elms
121 Main Street
Nailstone
Nuneaton

Location:- The Elms 121 Main Street Nailstone Nuneaton Leicestershire

Proposal:- ALTERATIONS TO LISTED BUILDING TO FACILITATE CONVERSION TO OFFICES

Introduction:-

This is an application for Listed Building Consent for alterations to facilitate change of use of former agricultural buildings to an office with ancillary storage and alterations to the access.

The Elms is a Grade II statutory listed building and the buildings subject to this application are curtilage buildings and are subject to the same listing.

The application is accompanied by a historic building survey which details and traces the history of the buildings, and a design and access statement that details the design methodology behind the proposal and a structural survey.

Following concerns raised by officer's amended plans have been submitted showing revised window, door and details and modified proposals for the vehicular access from Main Street

An application for the change of use accompanies this application (10/00092/FUL).

Planning history

10/00092/FUL under consideration

Consultations:-

Director of Environment and Transport (Highways) objects to the application because it will result in an increase in turning traffic within very close proximity of the junction of Main Street with the A447 at which turning traffic heading north has no forward visibility of traffic travelling south on the A447.

Director of Environment and Transport (Ecology) raises no objection.

Nailstone Parish Council objects to the proposal on the grounds of highway safety and no business use in a listed building. From the consultation response it would appear that the Parish Council believe the proposal relates to access directly to the A447. This is incorrect and access is only taken from the existing access to Main Street.

Development Plan Policies:-

PPG15

BE1
BE4
BE6

There is no relevant Core Strategy Policy applicable to this proposal.

Appraisal:-

The only issue for consideration here is whether the proposed works are acceptable to this statutory listed building.

The works proposed to facilitate this conversion are very minimal and do not significantly alter the fabric of the building. The proposed works and the appraisal of the works are detailed below:

Construction of internal walls
These walls will allow for the creation of a separate kitchen and toilet and by virtue of the free standing internal nature to this element of the scheme, will not adversely affect the fabric of the character of the building. Accordingly there is no objection.

Replacement of Windows
The building has existing primitive roof lights which are proposed to be replaced with conservation type roof light windows, to which there is no objection to.

The existing windows in the elevations of the building are all in very poor condition and are beyond repair. The application proposes a like for like replacement of each window to maintain the character of the existing window and accordingly there is no objection to this approach.

A new window is proposed to be installed behind one of the existing barn doors in the style of the existing windows in the building and this is considered acceptable in terms of its design and proportions.

Doors
All existing doors are either being repaired or replaced on a like for like basis, to which there is no objection.

A glazed door is proposed to be installed behind one of the existing barn doors and is considered acceptable in terms of its design and proportions.

A new plank type construction door is proposed to the high level first floor hayloft opening. This is very similar to the original that would have been found here and is acceptable.

Works to the Access
The revised works to the access proposes the widening of the access to the east to provide and overall width of 5.8 metres and the provision of return walls to a pair of timber gates positioned 5 metres back from the highway boundary. These works are the minimum necessary to allow for an improved safe access to be created.

The revised arrangements do result in the loss of a section of historic wall; however this section of wall is in a poor condition and is in need of rebuilding to secure its long term retention. Whilst the loss of the wall will result in a loss of historic fabric this has been carefully considered alongside the greater benefits of finding a long term sustainable use of these historic buildings, which in this case is considered to be of greater importance.

The section of wall loss does have an architectural association with the principle of dwelling known as The Elms, however the structure and importance of the wall is considered to be compromised by the 1960's lean to garage that is supported by the wall in this position. The loss of the wall is unfortunate but does not significantly harm the special architectural and historic character of the buildings to which it relates. The form of enclosure to the farmyard remain unaltered and the new timber gates result in a planning gain over the existing steel gates currently on site.

The works to the wall will require the rebuilding of a section of it and it is proposed that this be carried out to match the bonding patterns of the existing walls to ensure the existing character is not lost.

Conclusion
In summary, the scheme provides an appropriate reuse of these former agricultural buildings that requires little physical alteration. The loss of historic fabric to the boundary wall adjacent top the

access, is considered to be a small sacrifice when considered alongside the wider benefits of the scheme.

RECOMMENDATION :- Permit subject to the following conditions :-

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 proposed development would be in accordance with the development plan, will provide a long term sustainable use of these historic buildings whilst not being to the detriment of highway safety, visual amenity or residential amenity.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, BE4, T5, BE6
Hinckley & Bosworth Borough Council Core Strategy (2009):- no policies.

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

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: 946/01, 946/02, 946/03 Rev B, 946/04 rev B and 946/05.

3 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed access walls shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

4 No works shall commence until details of the proposed brick bonding pattern to be used on the proposed access walls has been submitted to an agreed in writing by the Local Planning Authority. The works proposed shall be carried out in accordance with the approved details only.

5 No works shall commence until details (including appearance and materials of construction) of the proposed gates to the vehicular access have been submitted to an agreed in writing by the Local Planning Authority. The works proposed shall be carried out in accordance with the approved details only.

6 Notwithstanding the details shown on plan ref: 946/03 Rev B, the proposed secondary door and windows arrangement proposed to the existing pedestrian access to the office hereby approved, shall be constructed in single glazing and the window shall be constructed with an arched head as an inward opening hopper window, unless otherwise agreed in writing by the Local Planning Authority.

7 The works hereby approved shall be carried out in strict accordance with submitted structural survey ref: MKC/SKC/200/1996 dated 4 January 2010, unless otherwise agreed in writing by the Local Planning Authority.

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.

3 To ensure that the development has a satisfactory external appearance to accord with policy BE4 of the adopted Hinckley & Bosworth Local Plan.

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7 To ensure that only the necessary structural works are carried and to ensure that no unnecessary historic fabric lost.

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 6th 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:- James Hicks Ext 5762 Date Printed: 28 April 2010