

Planning Committee 6 February 2018
Report of the Planning Manager (Development Management)

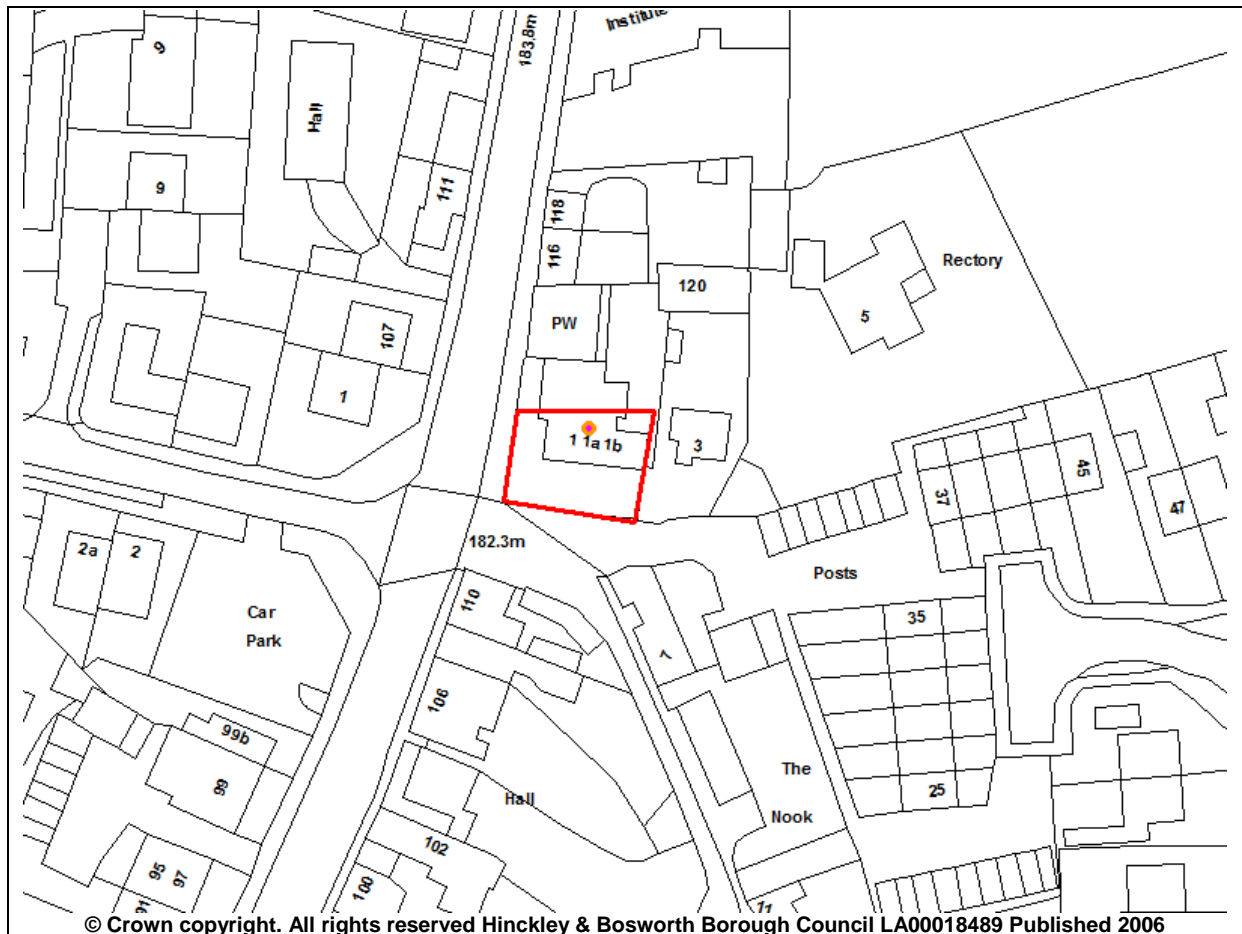


Hinckley & Bosworth
Borough Council

Planning Ref: 17/01085/LBC
Applicant: Lorraine Harris
Ward: Markfield Stanton & Fieldhead

Site: 1 The Nook Markfield

Proposal: Conversion of existing building to create 5 flats



1. Recommendations

1.1. Grant Listed Building Consent subject to:

- Planning conditions outlined at the end of this report.

1.2. That the Planning Manager Development Management be given powers to determine the final detail of planning conditions.

2. Planning Application Description

2.1. This application seeks Listed Building Consent for the subdivision of an existing three storey building to increase the proposed living accommodation from 3 flats to 5 flats through internal sub division.

2.2. During the course of the application, amended plans have been submitted, which increased the proposed parking provision to the front, identified an existing

basement and proposed railings to the perimeter of the boundary wall. A full 21 day re-consultation was carried out.

2.3. This application should be read in conjunction with 17/01084/FUL.

3. Description of the Site and Surrounding Area

3.1. The application site is located within the settlement boundary of Markfield and Conservation area of Markfield. The application site is located at the junction of Main Street and The Nook, and is situated adjacent to a number of residential properties.

3.2. The application property is a Grade II Listed Building and was the former Markfield Village rectory and dates from the late 18th Century. It is a grand three storey, three bay fronted building with a number of architectural features including angle pilasters, full height giant older centrepiece and semi-circular head and open pediments. Due to the scale and position of the building, the application building is a prominent feature within the Conservation area.

4. Relevant Planning History

91/00695/4L	Alterations	Listed Building Consent	24.09.1991
91/00744/4	Extensions to two flats and erection of boundary wall	Approved	24.09.1991
17/01084/FUL	Conversion of existing building to create 5 flats	Pending Consideration	

5. Publicity

5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and 2 objections have been received raising the following points:-

1. Insufficient parking proposed which is overdevelopment of this property
2. How is expected increase of cars to be accommodated without more vehicles staying the public car park adjacent.

6. Consultation

6.1. No objections, some subject to conditions, has been received from:-

Environmental Health (Pollution)
Environmental Health (Drainage)
Historic England
Historic Buildings Panel
Leicestershire Archaeology
The Victorian Society
Georgian Group
Conservation Officer

6.2. Objections have been received from Markfield Parish Council and raise the following points:-

1. There are 5 flats/bed-sits and only 4 parking spaces

7. Policy

7.1. Site Allocations and Development Management Policies DPD (2016)

- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2012)
- Planning Practice Guidance (PPG)
- Section 72(1) of the Planning (Listed Buildings and Conservation Area) Act 1990

8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- Impact upon the Grade II Listed Building and its setting

Assessment against strategic planning policies

8.2. Policies DM11 and DM12 of the emerging SADMP and Section 12 of the NPPF seek to conserve and enhance heritage assets in a manner according to their significance but support repair and alterations to listed buildings in principle where they would not detract from the architectural or historical character of the buildings or their setting. Therefore the main considerations with regards to this application are whether the proposed repair works/alterations would have any adverse impacts that would detract from the architectural or historical character of this Grade II listed building or its setting to an unacceptable degree.

Impact of the proposed alterations on the historic fabric and architectural significance of the listed building and its setting

8.3. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when determining applications for development which affects a listed building or its setting, to have special regard to the desirability of preserving the listed building's setting and any features of special architectural and historic interest which it possesses.

8.4. Policies DM11 and DM12 of the adopted SADMP seek to protect and enhance the historic environment and heritage assets. Development proposals for change of use of listed buildings should be compatible with the significance of the building and its setting.

8.5. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when considering whether to grant listed building consent to have special regard to the desirability of preserving the building or its setting or any features of special architectural and historic interest which it possesses.

8.6. Section 12 of the NPPF provides national guidance on conserving and enhancing the historic environment. Paragraph 134 of the NPPF states that where a

development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal, including its optimum viable use.

- 8.7. No.1 The Nook is a Grade II listed building that was the former Markfield village rectory. It dates from the late 18th century, and is a grand three storey and three bay fronted building with a number of features of architectural interest including angle pilasters, full height giant older centrepiece, semi-circular head and open pediments, moulded parapet and cill bands. Internally the original plan form of the building is still discernible, with principle rooms set either side of a grand central lobby and staircase on the ground floor and smaller servicing rooms set to the rear. Such a plan form remains similar on the upper floors. Each of these elements provides the building with special historic and architectural interest and thus significance.
- 8.8. The building was converted into three separate flats during the late 20th century, facilitated by a number of internal and external works. Internal fit outs for the units from this time have meant that very little historic fabric or features of historical or architectural interest either remain or are visible, new windows were installed to all elevations, and a landscaping scheme was created including a multi-levelled brick boundary wall with hedging to Main Street enclosing a small lawn, and to the Nook a low level brick boundary wall/planter to the neighbouring property with a central paved pathway flanked by brick planters and piers and car parking spaces laid to gravel.
- 8.9. This proposal is to create five flats within the building by subdividing and renovating the ground and first floors from one to two units and renovating the existing second floor unit, alongside works to the grounds/landscaping to create additional car parking spaces. Some like-for-like and appropriate external repairs (replacement roof leadwork, repairs to pediment boarding and stone bands) and internal works (including replacing radiators and kitchen fittings, installing a soil pipe) have recently been undertaken which have had no impact on the special interest and significance of the building and therefore did not require listed building consent.
- 8.10. Internal works to facilitate the creation of five flats include installing two small sections of solid wall to divide the current hallway and create the second flat on the ground floor. On the first floor only one small section of solid wall is to be removed to provide a door between the front left living room and central bedroom. A limited number of stud walls are to be installed to create divisions between newly created bathrooms and an entrance lobby. Due to the very limited number of insertions of new solid and stud walls and only one occurrence of small section of existing solid wall being removed the historic plan form of each floor will remain clearly discernible. No new solid or stud walls are to be inserted or existing walls altered on the second floor flat.
- 8.11. The fitting out of the new flats is cosmetic in nature, with the reconfiguration of room uses on the ground and first floors and the installation of new kitchen and bathroom fittings and boilers. New flooring is being installed replacing flooring installed in the 20th century. On the top floor there are no changes proposed to the use of each room but a new kitchen and bathroom is being installed and original timber ceiling beams left exposed. The property does have a vaulted basement which has been damp proofed at some point towards the end of the 20th century but now requires remedial works, the basement however is not planned to form part of one of the

flats. Overall the internal works to the property will retain the special interest of the building.

- 8.12. A new four panelled Georgian style black front door is proposed set below the existing semi-circular fanlight, replacing the current 20th century door. Details of this proposed new door should be secured via a condition, and an appropriately styled door will be compatible with the building and provide an enhancement to the frontage. Iron railings are to be installed to the existing multi-levelled boundary wall which extends to the west of the Listed Building and encloses to the curtilage to the west of the building. The planter/boundary wall to the side of the neighbouring property on The Nook is to be replaced with a boundary wall of the same height, which would enhance the setting of the Listed Building.
- 8.13. By virtue of ensuring that the original internal plan form of the building remains discernible, ensuring no historic fabric is adversely affected, and providing a more appropriate front door and boundary treatment, which would be subject to condition, the proposed works to create the additional flats would be compatible with the listed building and its setting and will retain its special interest and thus significance. Therefore the proposal complies with Policies DM11 and DM12 of the SADMP, section 12 of the NPPF and the statutory duty of Section 16 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. Equality Implications

- 9.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2. Officers have taken this into account and given due regard to this statutory duty in the consideration of this application. The Committee must also ensure the same when determining this planning application.
- 9.3. There are no known equality implications arising directly from this development.

10. Conclusion

- 10.1. The proposed internal alterations would preserve the historic fabric and architectural character and therefore significance of the Grade II listed building and its setting in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies DM11 and DM12 of the adopted SADMP and the overarching principles of Section 12 of the NPPF and are therefore recommended for listed building consent subject to conditions.

11. Recommendation

- 11.1. **Grant listed building consent** subject to:

- Planning conditions outlined at the end of this report.

11.2. That the Planning Manager Development Management be given powers to determine the final detail of planning conditions.

11.3. **Conditions and Reasons**

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

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

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Dwg No.A-EX-001 received 24 October 2017, Proposed Site Plan Dwg No. A-PL-001 Rev C, Proposed Ground Floor Dwg No.A-PL-100 Rev C, Proposed first floor plan Dwg No.A-PL-101 Rev B, Proposed second Floor Plan Dwg No.A-PL-102 Rev B, Proposed Basement Plan Dwg No.A-PL-103, Proposed front elevation Dwg No. A-PL-200 Rev B and Proposed Side Elevation Dwg No.A-PL-201 Rev B received by the Local Planning Authority on the 20 December 2017.

Reason: To ensure a satisfactory impact of the development to accord with Policies DM1, DM4, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies DPD.

3. Before any development commences, full details of the proposed front door including a scale section, proposed colour and finish shall be deposited with and approved in writing by the Local Planning Authority and shall be implemented in accordance with those approved details.

Reason: To ensure that the development has a satisfactory external appearance to accord with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies DPD.

11.4 **Notes to Applicant**

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.