

SITE VISIT AND OFFICER'S RECOMMENDATION

Full Planning Committee Item

Earliest Decision: 24/04/2014 24/04/2014 *Case Officer:* John Hill
Expiry Date: 08/05/2014 *ODPM Code:* 23
Description: Application for Listed Building Consent
Internal and external alterations as detailed on the submitted plans associated with the conversion of nos 10 and 12 West Street to 6 no. dwellings.
Location: Lamb And Holmes Solicitors, West Street, Kettering

RECOMMENDATION: APPROVED subject to the following Condition(s):-

Subject to the following conditions/for the following reasons:

1. The works to which this consent relate shall be begun before the expiration of 3 years from the date of this consent.

REASON: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and to prevent an accumulation of unimplemented consents.

2. No works shall commence on site until details of the types and colours of all external facing materials, including headers and cills and roofing materials, windows and doors to be used, together with samples and/or specifications, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: To safeguard the special historical and architectural interest of the listed buildings in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

3. Notwithstanding the details of the secondary glazing and acoustic ventilation no such systems shall be introduced to the listed buildings until the outcome and recommendations of condition 9 of planning permission KET/2014/0051 are confirmed.

REASON: To safeguard the special historical and architectural interest of the listed buildings in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. Prior to the commencement of any works hereby approved relating to 12 West Street details of the method to re use/ safeguard the two secondary entrance internal glazed doors stating 'County Court & Magistrates Clerks Office' and 'Office'.

Thereafter the two doors shall be retained in accordance with any approved scheme.
REASON: To safeguard features that have been identified that display a link to the historic use of the building in accordance the National Planning Policy Framework Guidance and Policy 13 of the North Northamptonshire Core Spatial Strategy.

5. Notwithstanding the works to one of the existing front doors on 10 West Street shown on drawing number 508/12C to be replaced the door shall be retained unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the historical and architectural interest of the listed building in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Notes (if any)

1. The plans and documents set out below form the basis for this decision:

Officers Report for KET/2014/0059

3.0 Information

Relevant Planning History

KET/2014/0051 Full planning application for conversion of nos. 10 and 12 West Street into 6 no. dwellings. Erect 4 no. dwellings. To be determined at same time as this application for listed building consent.

Site Description

Officer's site inspections were carried out on the 8th May, 15th May and the 28th August 2014.

The site lies at the far, western end of West Street and consists of the two properties, 10 and 12 West Street and their associated grounds and car parks. They are currently occupied as a solicitors office and have been for many years, but were originally built as residential properties. Both properties are grade II listed and date back to the 17th and 18th centuries. A related full planning application has also been submitted along with this listed building application.

West Street itself is somewhat unusual in lying just off the town centre having a relatively peaceful environment primarily as a result of the fact a row of terraced residential cottages sit on the southern side. Commercial properties are found at the eastern end of the street where it meets Market Place where the Royal Hotel dominates the entrance.

Westfield House separates the two properties with 10 West Street sitting to the north thereof and 12 West Street to the south. Residential properties in Saunders Close adjoin the southern boundary of 12 West Street with Westfield Gardens to the west.

Hard surfacing in the form of car parking dominates both the front and rear of the two properties with the only exception being the attractive walled garden to the front and rear of western end of 10 West Street.

Proposed Development

Listed building consent is required for the alterations to the listed buildings associated with the proposed conversion of 10 West Street into 1 x 6 bed house, 1 x 3 bed house and 1 x 2 bed house and the conversion of 12 West Street into 1 x 3 bed house, 1 x 1 or 2 bed ground floor flat and 1 x 2 bed first floor flat.

Accompanying the application are a Design and Access Statement incorporating a Planning Policy Statement and Transport Statement, an Historic Building Appraisal, an Environmental Noise Survey and Impact Assessment, a Secondary Glazing and Acoustic Ventilation Systems Assessment and a Geotechnical Assessment.

Of these the Historic Building Appraisal and the Secondary Glazing and Acoustic Ventilation System Assessment are most relevant to the listed building application; the other documents are more relevant to the full planning application.

The proposed works requiring listed building consent are those alterations to the external fabric which in part also require planning permission and the internal works which mainly relate to the removal of some existing walls and the introduction of a number of new ones associated with changes to the room configuration. Additionally all the windows are proposed to be fitted with secondary glazing and an acoustic ventilation system. These alterations are discussed in more detail below.

Any Constraints Affecting the Site

The development relates 2 grade II listed buildings and is within Kettering Conservation Area

4.0 Consultation and Customer Impact

Neighbouring residents_ A resident of Saunders Close has raised a number of questions as to how the development may affect her property. (These have been responded to in considering the planning application and no further comments has been received)

Planning Policy

National Planning Policy Framework (NPPF)

Section 12 Conserving and enhancing the historic environment in particular: Para 128 ... requires an applicant to describe the significance of any heritage assets affected.

Para 131... this sets the requirement to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses...and the desirability of new development making a positive contribution to local character.

Para131...when considering a development proposal and the impact it has on the significance of the designated heritage asset great weight should be attached to the assets conservation. Significance can be harmed or lost through alteration or destruction of the asset or development within its setting.

Para133...LPA's should refuse proposals that would lead to substantial harm to or a total loss of significance of a designated heritage asset unless it can be demonstrated substantial public benefits outweigh the harm.

Para134...Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum value.

Para 138...the relative significance of the element affected and its contribution to the significance of the Conservation Area.

Para...141 developers required to record and advance understanding of the significance of any heritage assets and to make this publicly available.

Development Plan Policies

North Northamptonshire Core Spatial Strategy (NNCSS)

Policy 13 General Sustainable Development Principles.

6.0 Financial/Resource Implications

None

7.0 Listed Building Considerations

Principle

S16(2) and S72 of the Planning Listed Buildings and Conservation Areas Act 1990 respectively require that special regard must be had to preserving the architectural and historic interest of a heritage asset and preserve or enhance the character of a Conservation Area.

10 West Street

This property is listed Grade II (1976) as a: *Mid C18 house with ironstone walls, stone slated roof with gable dormers. 2 storeys and attics, 2 flush sash windows with glazing bars. Central 6 panelled door and rectangular fanlight under wood trellis porch.*

It is noted that the listing somewhat curiously only refers to the western part of the house although historically it appears it was occupied as one house. Externally though it reads as two houses the eastern part having a former stable wing that used to link to the now demolished cottages along West Street. It would appear to have been listed based primarily on its mid 18th century origin.

The building historically was used for residential purposes up until around 1955 when the whole building was turned over to offices. It is understood the eastern part was used from 1955 until the early 1970's as the Magistrates Clerks Office (transferred from number 12) after which the current occupiers occupied the

whole building. A number of rooms have been subdivided into offices and store rooms, some in the 19th century the last recorded in 1986.

It is proposed to convert this property into 3 dwellings. A 6 bed unit over 3 floors that will occupy virtually the entire western half of the current building, centrally a 3 bed dwelling over two floors and finally at the eastern end a third dwelling, a 2 bed unit over two floors.

The works can be divided into external and internal associated with the conversion.

External

The external alterations on the front elevation are limited to the replacement of a relatively small area of 'common' brickwork on the eastern end of the building and its replacement with coursed natural stone. This is considered acceptable subject to a condition requiring a sample of the material. The only other changes are again on the eastern end of the property and it is proposed to replace two existing timber doors with windows to match the existing. Again this is considered acceptable in the context of introducing a new viable use to the property subject to a sample detail of the window being conditioned.

To the rear on the ground floor, starting at the eastern end it is proposed to replace an existing window adjacent to the large ground floor bay window. This retains the same size opening but will introduce a new window to match the design of the existing on this part of the building which the current one does not. This is considered acceptable subject to a condition requiring a detail of the window.

The most significant external alteration on the ground floor at the rear is the construction of what is in effect an infill extension that will sit below a later first floor addition which projects out with a void at ground floor below. This has no particular architectural or historical significance. The proposed extension is to fill in this void. It will be finished with render to match that of the first floor element and will have a door and two windows to match the existing. Again this is considered acceptable

Thereafter on a smaller scale an existing opening is to be in-filled with a small new window to be inserted and then finally at the eastern end the insertion a new timber French door arrangement is to be provided. Above this is the only proposed alteration to the first floor which is a new window. The design of all of these new openings is considered sympathetic to the existing building having regard to the proposed use subject too a condition requiring the submission of their detailed design.

Internal

Internally at ground floor there is a limited amount of work to either remove a small number of walls to increase the size of rooms or construct a small number of new walls to subdivide rooms. A small number of walls are also being thickened or a new internal skin provided.

The most sensitive part of the existing building is the western end where the entrance leads to a multi coloured tiled floor, elliptical arches and gracious original 18th century stair. The two principal ground floor rooms (originally drawing and dining rooms) to the left of the entrance hall as you enter remain unaltered. There is only one other internal wall to be introduced to subdivide an existing room in this part of the building and this is considered acceptable.

There is a further creation of a WC in the central element of the building and a small wall to be erected at the eastern end to enable a kitchen to be created. Neither of these proposals impact adversely on the significance of the listed building.

At first floor there are a number of changes to what is an already heavily altered room arrangement which has been undertaken historically to provide individual offices. The walls to be removed have no historical or architectural value. An existing corridor is to be blocked up to enable the creation of two of the dwellings proposed.

Overall these works are limited in nature and externally are sympathetic to the existing treatment of the building and internally are not significant and will not have an adverse impact on the special architectural or historic interest of the property and are reasonably necessary to convert the building into its proposed residential use subject to conditions requiring the submission of samples of materials and certain details of the proposed changes.

The proposed works to 10 West Street are therefore considered compliant with Policy 13i of the NNCSS.

12 West Street

This property is also listed Grade II as follows: *C17 and C18, stone, slate roofs, 2 storeys, casement windows. Included for historical interest as an early Nonconformist meeting place in Kettering, an especial centre of Nonconformity.*

It should be noted that this building has been listed more as a result of its historic use as opposed to its architectural merit although any alterations must be sensitively undertaken.

It is proposed to convert this property into 1x 3 bed dwelling over two floors at the southern end of the building with the northern half to be converted at ground floor to a 1/2 bed flat and at first floor a 2 bed flat.

Again as with no.10 the works to the actual listed property can be divided into external and internal.

External

Externally at the front the alterations are limited to that property to be converted to the single dwelling and include a new front door to the property and a garage door both to be constructed out of vertical boarding to reflect the finish of the

other existing doorway in this elevation which itself is to be replaced with a new one so that they all match. The most significant proposal is to introduce a new garage door into the front elevation of that part of the building that was formerly the stables. It is evident there was once a similar sized opening, presumably a stable sized one which has been blocked up many years ago. \so the principle of an opening on this elevation is considered acceptable subject to a suitable door being used. Whilst the one shown is sympathetic a condition is to be attached to any consent control in all new doors and other features.

Externally at the rear the proposed alterations are greater and include a single storey lean-to extension measuring 3.5m deep x 6.5m wide to provide a kitchen and utility area to serve the proposed dwelling in this part of the building. An existing large opening serving a former stable is to be infilled with timber framed French windows. An existing pitched roof over what is a later single storey addition to the building is to have this increased in height and finally a further set of French doors are to be provided in the ground floor of one of the properties to be converted to a flat.

Internal

Internally at ground floor there are a small number of changes in that part of the building where existing offices are located. The most significant is the removal of one of two staircases and to a lesser degree the blocking in of a door and the 'walling up' of a relatively modern glazed wall hatch and an internal glazed area. The loss of the staircase is not considered to have any significant architectural or historical value nor are the more minor alterations in this part of the building.

The more significant internal alterations at ground floor are associated with the conversion of the former stable area of the building which is commented above as they are directly associated with the proposed external alterations to the building. The floor area of this part of the building more or less remains intact with one being subdivided into accommodation. This is considered acceptable in the context of the proposed use and the added benefit in this part of the site of returning the rear area to a garden and removing a further parking area.

At first floor as with 10 West Street the accommodation has been subdivided to create individual offices especially over the former stables area although in what was the original residential part of the property the rooms remain relatively large. The proposals are modest including the subdivision of one room to provide a bedroom and bathroom, put a shower room in another and reconfigure the offices above the stables, retaining 4 rooms to provide bedrooms and bathrooms. An existing corridor is also to be blocked off to create independent accommodation.

Overall these works are considered sympathetic to the existing building and are not significant and therefore not detract from its special architectural and historic interest and are reasonably necessary to convert the building into its proposed residential use subject to conditions requiring the submission of samples of materials and certain details of the proposed changes.

The proposal is therefore considered compliant with Policy 13i of the NNCSS.

Secondary Glazing and Acoustic Ventilation System

The application points out there in excess of 50 openings in a variety of sizes and window styles within the buildings as a whole. These are predominantly timber single glazed, vertical sash windows with a limited number of timber and steel, outward opening casement windows.

A secondary glazing system is proposed is to provide acoustic and thermal insulation to all the windows. The system will be custom made and formed from aluminium outer frame dashes and casements fixed to hardwood surrounds giving a clear, unobstructed installation when viewed both internally and externally as stated in the application. A manufactures specification has been provided for this product. In essence it will sit immediately on the inside of each window.

The submission goes on to say this product has been supplied to the National Trust for use within its properties and has been extensively used in Grade I and Grade II listed buildings.

Associated with the glazing is an acoustic ventilation system to be provided on a number of external walls. However whilst information has been provided as to their design in the form of a manufacturers specification no precise detail have been given as to where these will be located on the buildings.

This part of the submission has been considered as part of the planning application. In a listed building context there is concern regarding the fact it is proposed to install such a system in very window with mechanical ventilation in virtually every room. It is considered as set out in the planning application assessment that the case has not been proved that such a system is definitely required on such a scale. A condition has therefore been attached to the planning permission which seeks a further assessment to be undertaken prior to the commencement of development as this may be some time off. The proposed system will therefore not form part of this approval; if one is forthcoming. A condition should be attached to any consent requiring details of any new system that may arise from an up to date assessment.

Conclusion

The proposed works are compliant with the relevant policy of the Development Plan. It is therefore recommended that listed building consent be granted conditionally and the decision notice be issued at the same time as that for the associated planning application KET/2014/0051.

Background Papers

Title of Document:

Date:

Contact Officer:

John Hill Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

LIST OF PLANS/DOCUMENTS

Title	KET Ref.	Agent's Ref	Received Date	Status
Location Plan	KET/2014/0059/1		23/01/2014	App
Boundary Screening Details	KET/2014/0059/2 Rev B		18/03/2014	For info
Clearview Glazing System		Heritage BVS Tilt	23/01/2014	For info
Site Survey		J 4460	03/03/2014	For info
Existing Floor Plans Plots 8-10 no. 10 West Street		4460fp	18/02/2014	For info
Existing Elevations & Floor Plans Plots 2-4 no. 12 West Street		4460fp2	18/02/2014	For info
Existing Elevations Plots 8-10 no. 10 West street		4460el	18/02/2014	For info
Existing Elevations Plots 8-10 no. 10 West street		4460el Rev A	18/03/2014	For info
Site Layout		508/10C	18/02/2014	Superseded
Floor Plan Plots 8-10 no. 10 West Street		508/11C	18/02/2014	Superseded
Elevations Plots 8-10 No. 10 West Street		508/12C	18/02/2014	App
Floor Plans Plots 2 - 4 No. 12 West Street		508/13D	18/02/2014	Superseded
Elevations Plots 2 - 4 No. 12 West Street		508/14B	18/02/2014	Superseded
Elevations & Floor Plans Plots 5,6, & 7 Adj to no. 10 West Street		508/15B	18/02/2014	Superseded
Elevations & Floor Plans Plot 1 - End Terrace		508/16B	18/02/2014	For info

				For info
Design and Access Statement	KET/2014/0059/3		18/02/2014	For info
Environmental Noise Survey and Impact Assessment 2011		ENR/2.11/C0043/A	18/02/2014	For info
Secondary Glazing & Acoustic Ventilation Systems	KET/2014/0059/4		18/02/2014	For info
Historic Building Appraisal	KET/2014/0059/5		18/02/2014	For info
Land Contamination Report	KET/2014/0059/6		30/01/2014	For info
Environmental Noise Survey & Impact Assessment 2010		ENR/5.10/C0014/B	30/01/2014	For info
SPD Checklist	KET/2014/0059/7		18/02/2014	For info
Listing Descriptions	KET/2014/0059/8		18/03/2014	For info
Site layout		508/10D	16/6/2014	For info
No 10 Conversion Plots 8-10 Floor plans		508/11D	16/6/2014	App
No 12 Conversions Plots 2-4 Floor Plans		508/13E	16/6/2014	App
No12 Conversions Plots 2-4 elevations		508/14C	16/6/2014	App
Plots 5,6,7 Floor plans & elevations		508/15/C	16/6/2014	For info

Status Key:

Superseded

Approved

Refused

For information

Blank = current

Signed **Date**
Case Officer

REPORT and RECOMMENDATION APPROVED

Signed **Date**
Authorising Officer