

BOROUGH OF KETTERING

Committee	Full Planning Committee - 27/06/2017	Item No: 5.11
Report Originator	Richard Marlow Senior Development Officer	Application No: KET/2017/0350
Wards Affected	William Knibb	
Location	Chesham House, 53 Lower Street, Kettering	
Proposal	Application for Listed Building Consent: Demolish lower half south facing gable wall and rebuild. Block up ground floor windows with matching materials	
Applicant	Mr B Kalsi Kettering Borough Council	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

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. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.

REASON: In the interest of protecting the special historic and architectural character of the listed building in accordance with policy 12 of the National Planning Policy Framework and policy 2 of the North Northamptonshire Joint Core Strategy.

3. This consent does not permit the demolition of any part of the building except that indicated on the approved drawing number 12/14073/21 Rev D received by the Local Planning Authority on 15/06/2017. The remaining part of the building shall be retained and incorporated in the new structure in accordance with the approved drawing number 12/14073/21 Rev D received by the Local Planning Authority on 15/06/2017 and drawing number 12/14073/22 Rev A received by the Local Planning Authority on 10/04/2017.

REASON: In the interest of protecting the special historic and architectural character of the listed building in accordance with policy 12 of the National Planning Policy Framework and policy 2 of the North Northamptonshire Joint Core Strategy.

4. All works of repair, restoration and replacement of the southern gable wall are to exactly match the original features, unless otherwise approved in writing by the Local Planning Authority.

REASON: To protect the architectural interest of the building in accordance with policy 12 of the National Planning Policy Framework and policy 2 of the North Northamptonshire Joint Core Strategy.

5. The works to rebuild the southern gable wall shall not commence on site until a sample panel of at least 1 sq. m has been prepared for inspection and approved in writing by the Local Planning Authority. The wall shall not be laid, coursed or pointed other than in accordance with the sample panel which shall be retained on site and kept available for re-inspection throughout the construction period. A lime mortar is to be used.

REASON: In the interest of protecting and enhancing the architectural interest of the wall in accordance with policy 12 of the National Planning Policy Framework and policy 2 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2017/0350

This application is reported for Committee decision because the applicant or agent is a member of KBC staff.

3.0 Information

Relevant Planning History

KET/2015/0100 Demolition and rebuild of south facing gable wall. Approved 22 May 2015.

Site Description

Officer's site inspection was carried out on 5 June 2017. The application building is known as Chesham House and is a late 18th Century Grade II Listed Building which comprises a three storey stucco fronted detached building with a welsh slated roof. Noticeable features of the property include stone cornice moulding, stone coped side elevation gables, sash windows with glazing bars and keystones and panelled doors in surround with engaged columns. The application site is located on the western side of Lower Street, adjacent to the entrance to Morrisons Supermarket. The property was purchased by Kettering Borough Council in 2008 and is currently in use as business centre that houses up to 12 business and offices.

The south facing stone gable elevation, which faces the access road into Morrisons Supermarket, has a considerable bow from approximately second floor level down to ground floor level. Information provided in support of the application for listed building consent indicates that the outward bow appears to be approximately 125mm at its maximum.

Proposed Development

The application seeks listed building consent for the demolition and rebuilding of the lower half of the existing south facing stone gable wall, together with the infilling of 2 ground floor windows.

Any Constraints Affecting The Site

Grade II Listed Building
Nene Valley NIA Boundary

4.0 Consultation and Customer Impact

English Heritage

No objection

NCC Archaeological Services

No objection

Neighbours

No comments received

5.0 Planning Policy

National Planning Policy Framework

Policy 12 – Conserving and Enhancing the Historic Environment

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 2 – Historic Environment

Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Impact upon Significance of the Grade II Listed Building

1. Impact upon Significance of the Grade II Listed Building

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority shall 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. Policy 12 of the National Planning Policy Framework (NPPF) states that when considering the impact of a proposal on a heritage asset great weight should be given to the asset's conservation. Policy 2 of the North Northamptonshire Joint Core Strategy (JCS) requires development to conserve and where possible enhance heritage assets and their settings.

As outlined above the south facing stone gable elevation, which faces the access road into Morrisons Supermarket, has a considerable bow from approximately second floor level down to ground floor level. The outward bow appears to be 125mm at its maximum. This bowing and associated cracking was first reported in 2008 and a Structural Inspection was carried out at this time. The Inspection Report concluded that the outwards movement and cracking was a result of no effective means of lateral restraint. At this time a propriety helibar system was used to provide restraint by tying the floor joists and rafters back to the existing masonry to prevent further outward movement from occurring.

Following completion of these works additional movement of the gable wall and associated cracking to the internal walls occurred. Further investigative works were carried out in the form of trial pits to expose the existing foundations and ground conditions. Geotechnical advice was also sought to

rule out foundation related movement as the cause of the new cracking. These investigations concluded that the existing foundations are adequate and were not a contributing factor to the ongoing movement.

The applicant proposes to demolish the lower section of the gable wall and to rebuild it to a vertical alignment to achieve an ultimate long term solution for the walls stability and structural integrity. The proposal is a revision to the scheme approved in 2015 which sought to demolish and rebuild the entire south facing gable.

A proposed schedule of works has been provided which provides detail on the extent and nature of the works proposed. The gable wall will be partially demolished with the original stonework, windows and lintels retained on site for re-use. The existing stonework will be bonded with a lime putty mortar and this is acceptable subject to the application of a condition requiring a sample panel to be prepared on site and approved in writing by the Local Planning Authority.

In rebuilding the wall Ancon Staifix RT2 wall ties will be incorporated into the stonework and will be staggered over the wall area at a maximum distance of 900mm horizontally and 450mm vertically. Once installed the ties will be surrounded by fresh mortar such that they will not be visible externally. Restraint straps will then be fixed to three roof trusses to restrain the wall back to the roof. The straps will be supported using noggins between rafters and packing provided between the wall and the rafter. The straps will go under the rafters and over the ceiling joists and the turn down will be on a substantial piece of blockwork. The internal cracking will be repaired raking back the plaster 150mm either side of the cracking and a 175mm strip of stainless steel expamet mesh will be plugged and screwed to the wall with the wall then re-plastered. These works have previously been agreed through the consent secured through KET/2015/0100.

In additions to the works previously considered this scheme includes the provision of 6 no. tie rods which would be visible once the works are completed. In addition to two existing ground floor windows would be infilled with matching stonework and the lintel reinstated.

Although significant works are required to address the bowing and cracking the wall will be rebuilt using the existing stonework and the wall ties that will be incorporated will be not visible externally. The tie rods will be visible externally but their simple design would not cause detrimental harm to the architectural or historical significance of the building and are important components in securing the continued use of this designated heritage asset. The existing large central window and lintels will also be reused and the use of restraint straps to the roof will ensure there is no loss of existing rafters. The two windows at ground floor which pose ongoing security concerns will be infilled with matching stonework and will not cause detriment to the appearance of the gable or the wider building.

Investigative works revealed that the existing foundations are adequate and are not a contributing factor to the ongoing movement of the wall. Avoiding the need for concrete in the foundations is a positive factor and retaining the

existing foundations results in less harm to the historic fabric of the building. The applicant has considered a number of ways in which to address the issue of ongoing movement in the gable wall. It is considered that the proposed scheme will achieve the long term stability of the wall and the building in an unobtrusive manner. As such it is considered the proposal complies with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 12 of the NPPF and Policy 2 of the JCS which require development to preserve and enhance heritage assets.

Conclusion

The proposal accords with national and local planning policy in respect of heritage and will result in an appropriate solution to resolve the movement of the gable wall and ensure the long term stability of the building. The existing stonework, central window and lintels will be retained and reused and the proposed scheme is the least intrusive option to address the bowing and associated cracking. Therefore, consent should be granted subject to conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Richard Marlow, Senior Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date:

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