

PLANNING COMMITTEE – 15 SEPTEMBER 2015

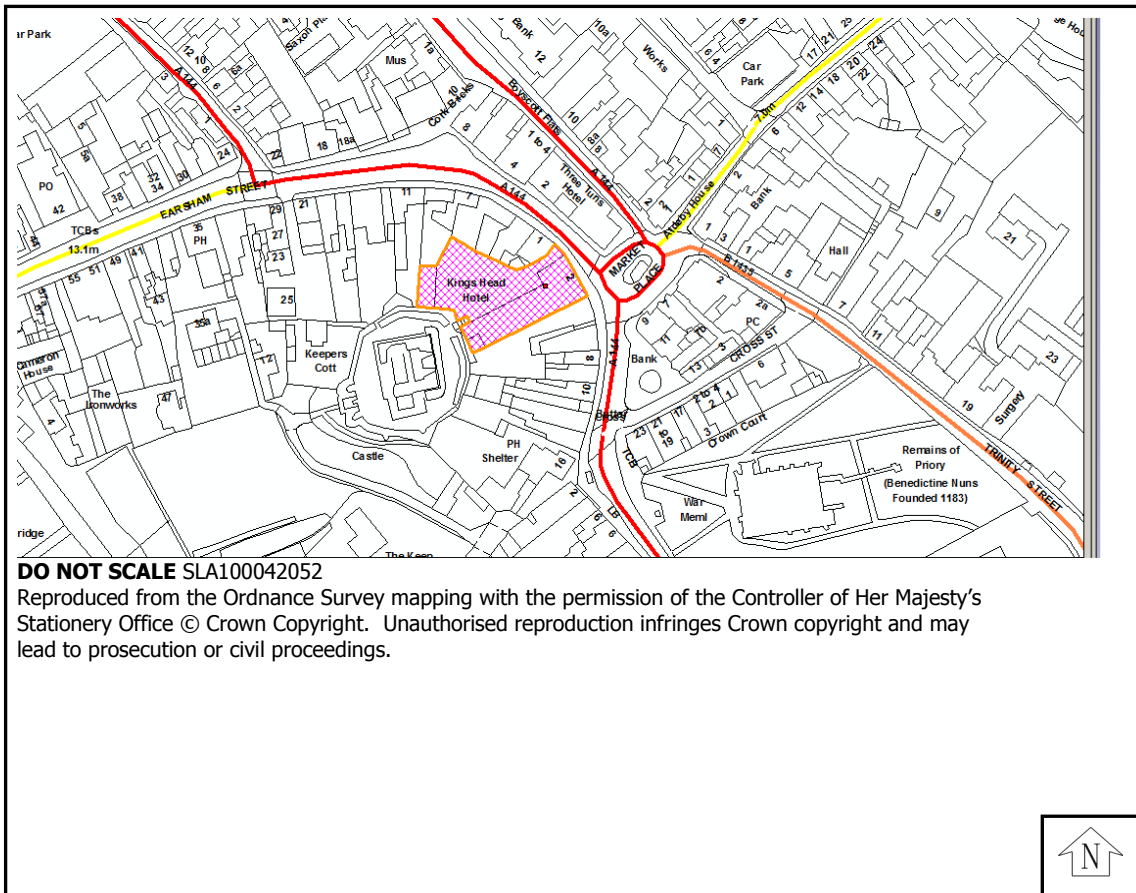
APPLICATION NO DC/15/2771/LBC

LOCATION
 2 Market Place
 Bungay
 Suffolk
 NR35 1EG

EXPIRY DATE 29 September 2015
APPLICATION TYPE Listed Building Consent
APPLICANT Bridport Capital Limited

PARISH Bungay

PROPOSAL Listed Building Consent - Redevelopment of existing hotel to apart hotel with ground floor retail/office use. Function rooms and buildings to rear to be converted to provide 3 residential units, including conversion of cart shed to parking and bin storage area



1 SUMMARY

1.1 The submitted application seeks planning permission and listed building consent for the redevelopment of existing hotel to an 'Apart-Hotel' with ground floor retail/office use, the conversion of the function rooms and building to the rear to form three dwellings, including conversion of the cart shed for parking and bin storage area.

2 SITE DESCRIPTION

- 2.1 The Kings Head is a well-known and prominent landmark, dating from 1632 which is Grade II listed and is located within the town centre of Bungay. It faces onto the Market Place and to the rear is the castle mound. The A144, Earsham Street follows the course of the original moat curving round the castle mound, which is now populated by some significant buildings forming an attractive thoroughfare. To the rear of the Kings Head is a later 19th century addition and the Oddfellows Hall, which was used more recently as a function room and music venue.
- 2.2 Bungay town centre is a thriving market town with a wide variety of shops, cafes and pubs, some of which are undergoing renovation works and will be reopening in due course.

3 PROPOSAL

- 3.1 Redevelopment of existing hotel to apart hotel with ground floor retail/office use. Function rooms and buildings to rear to be converted to provide 3 residential units, including conversion of cart shed to parking and bin storage area
- 3.2 There are five main elements to this application which are broken down for clarity below:
- Conversion of existing hotel room to 'Apart hotel' which will offer 6 apartments ranging from four 2-person apartments, one 4-person apartment and one 6-person apartment. Each of these includes a sitting area, bathroom and small kitchen area. There is a reception area on the ground floor with access to the hotel being at the rear of the property.
 - The front of the ground floor, which was formerly used as the bar area, is to be converted office/retail space, thereby maintaining a public/commercial element.
 - Brick House (dwelling 1), situated at the rear of the Kings Head is to be converted into a single two-bedroom two-storey residential dwelling
 - Oddfellows Hall is to be sub-divided to create two 'mews' style dwellings. Dwelling 2 is a three-bed 5 person dwelling, whilst dwelling 3 is a three-bed 3-person property.
 - The cart lodge is the most 'minor' element of the scheme and this is to be renovated for parking and bin storage. However care does need to be taken with this element given its very close proximity to the castle mound and associated archaeology.

4 CONSULTATIONS/COMMENTS

- 4.1 **Neighbour consultation/representations** One letter of objection received, the letter of objection contains the following concerns:

- Design
- Over Development
- Principle of Use
- Setting of precedent

I understand that an apart hotel does not have any shared communal facilities, so fear that this development is an attempt to convert the whole building into residential units. This important landmark on Bungay's main street should be maintained as far as possible as a hotel/restaurant/bar/function room. The fact that it is now in a run-down state is not justifiable reason to allow change of use, once these facilities are lost from a town, they are lost forever. The town centre is now thriving.

- 4.2 **Parish/Town Council Comments:** comments due back 27.08.2015, a request for extension of time until 21st September was submitted however, due to time constraints it was not been possible, in this instance, to allow this extension in this particular instance. Members will be updated of their comments accordingly
- 4.3 **The Georgian Group** were consulted on the 7 August 2015. No response has been received at the time of writing this report
- 4.4 **Historic England** were consulted on the 7 August 2015. No response has been received at the time of writing this report
- 4.5 **Waveney Local Office (Bungay)** were consulted on the 7 August 2015. No response has been received at the time of writing this report
- 4.6 **WDC Design And Conservation** were consulted on the 7 August 2015. No response has been received at the time of writing this report

4.7 **PUBLICITY**

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Listed Building, Conservation Area, Public Right of Way Affected,	14.08.2015	03.09.2015	Beccles and Bungay Journal
Listed Building, Conservation Area, Public Right of Way Affected,	14.08.2015	03.09.2015	Lowestoft Journal

4.8 **SITE NOTICES**

The following site notices have been displayed:

General Site Notice	Reason for site notice: Listed Building, Conservation Area, In the Vicinity of Public Right of Way, Date posted 12.08.2015 Expiry date 01.09.2015
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4.9 **RELATED APPLICATIONS**

Reference No	Proposal	Decision	Date
DC/15/2770/FUL	Redevelopment of existing hotel to a part hotel with ground floor retail/office use. Function rooms and buildings to rear to be converted to provide 3 residential units, including conversion of cart shed to parking and bin storage area		

5 **PLANNING POLICY**

- 5.1 The Waveney Core Strategy was adopted in January 2009. Policy CS01 sets the spatial strategy for the District. Policy, policy CS02 seeks high quality and sustainable design, CS10 considers retail, leisure and office development, CS11 considers housing, CS13 relates to tourism and policy CS17 considers the built and historic environment.

- 5.2 The Development Management policies were adopted in January 2011. Policy DM01 sets “physical limits” for some settlements, Policy DM02 sets design principles. DM10 relates to Town Centre Boundaries, DM23 concerns the development of Hotels and Guest Houses policy DM30 seeks to protect and enhance the historic environment and DM31 archaeological sites.

6 PLANNING CONSIDERATIONS

- 6.1 The proposals offer potential for mixed use, retaining the tourism offer by keeping and improving the existing hotel facilities, offering ground floor retail/office space and for the conversion of buildings to the rear into residential accommodation, the resultant impact on the character of the listed building and any implications to the nearby scheduled monument.
- 6.2 The Kings Head is a very well known and prominent feature in town centre having been built in the 17th C with original features remaining, and is one of 6 pubs within 500 metres of each other. The others being The Fleece, The White Swan, The Castle and The Three Tuns is immediately opposite and the Chequers Inn is on Bridge Street with the remainder of the town centre is made up of independent retail units and hot food take-aways (such as fish and chips), cafes/restaurants and the town is very popular with both tourists and locals alike, attracting day trippers and those staying in the nearby area. The building subject to this application has been empty for some time and does require significant repairs to be carried out to make it useable as a minimum.
- 6.3 The listed building is in a poor state of repair and does require significant input, as there are issues with damp and resultant damage, and the pipe work on the exterior has further exacerbated this by leaking and this will be repaired and replaced as necessary with appropriate materials.

With regards to the impact on the fabric and appearance of the listed building, this is believed to be very limited. Changes are predominantly to the rear, and with only minor renovation and repairs to the front elevation. A limited number of internal walls to be removed; it is believed that the majority of these are of modern construction with little or no historic value. The removal of the existing wooden structure to the rear, to allow the conversion of the building into the cottage dwelling will improve the overall aesthetic of the building and the openings on the Oddfellows Hall have been sympathetically considered within the historic context of the hall.

Officers await final comment from the Conservation Officer, County Archaeology and English Heritage, members will be updated verbally when these comments be received.

- 6.4 The proposal is to retain the upper floors as an ‘apart-hotel’ whilst retaining use of part of the ground floor as the hotel reception, with office or retail use and it is considered that this would appear to be an acceptable solution that would keep the main part of the building in public use. The loss of the bar is not considered so great as to prove unacceptable as there are 4 other pubs in the immediate vicinity. However it should be noted that The Fleece is currently closed as it is undergoing renovations and is due to reopen later in 2015 thereby retaining and improving the drinking/eating offer in the town and subsequently the loss of the building as a ‘public house’ is not so significant as to warrant refusal of the application on this point.
- 6.5 The proposed alterations to the main frontage of the building are considered to accord with the provisions of the local plan as noted in paragraphs 5.1 and 5.2 and would retain the overall public use.
- 6.6 The buildings to the rear have been used for a number of different purposes, including its last use as a live music venue, with the original use being that of a meeting hall for the local Oddfellows which was recorded as being built in 1882. There is also a late 18th /early

19th C 'cottage' which has a number of wooden structures to the front, which are to be removed in order to renovate it to residential standards and improve the overall aesthetic quality of the area.

- 6.7 A full historic building survey has been submitted with the Design and Access statement which addresses the impact of the proposal on the listed building and works will be kept to a minimum where possible, with other alterations being stud partition walls which, could in the future, be removed if necessary. The full document is available on the Council website. Nevertheless, it is considered that the proposed alterations are acceptable and the loss of the music venue is not a significant concern and the creation of three dwellings in a sustainable, town centre location, constitutes an acceptable form of development that accords with local plan policy.
- 6.8 There is minimal underground disturbance, although the car park will be resurfaced, this should not impact on any significant archaeological features, although it is suspected that a watching brief will be requested by Suffolk Archaeology as a minimum. There were concerns with the cart shed, as this was to be converted into residential accommodation, however, following conversations with the agent, your planning officer and the Conservation Officer, it was agreed that due to the proximity of the structure to the castle mound that minimal works should be undertaken and therefore this is to be used for parking and storage and simple renovations are proposed for this structure to make it safe and useable. As in 6.3, any comments from SCC will be reported verbally by officers and additional conditions be recommended as additions to those conditions detailed in this report.
- 6.9 In the absence of any comments from the Town Council it has not been possible to address any concerns they may have within this report, officers will update on comments received after closing of this agenda. A condition is recommended which offers restrictions for the use of the hotel (tourism use only) and the maximum length of stay in the apartments. If there is any need to amend this in the future then a formal application will be required to vary the condition.
- 6.10 With regards the comments from the local resident that have been received, it is not believed that the development represents an overdevelopment of the site. An 'apart' hotel, by its very nature is designed to be more self sufficient/self catering as it gives occupants a greater freedom. There is a manned reception desk and there are sufficient local facilities to allow for self catering use, which will help the local economy with people using local facilities. The kitchen areas are quite minimal and it is usually used for simple meals, such as breakfast and sandwiches and tea/coffee making with the main meals sourced locally.
- 6.11 'Apart' hotels are becoming increasingly popular, with the use of traditional hotels/guest houses declining as people require more freedom of movement when they are on holiday and this addition to the town is considered a positive move. It would offer high quality accommodation that can cater for both couples and larger families and would bring this important listed building back to life and contribute towards the vibrancy and vitality of this thriving market town.
- 6.12 It should be noted that County Highways Officers have requested further information regarding traffic speed data and are carrying out their own investigations into speeds around the site and members will be updated if there is any additional information to be had.

7 CONCLUSION

- 7.1 The proposed development is considered to constitute an appropriate form of development that would ensure the future of the listed building and would help to sustain and widen and improve tourist offer in the town. The office/retail use are retained on the ground floor and

would create three attractive, good sized dwellings that would be in a sustainable town centre location. This is a positive regeneration project and would make use of otherwise empty buildings that may otherwise detract from the attractive and thriving appearance of the area.

8 RECOMMENDATION

- 8.1 Authority to approve subject to the conclusion of satisfactory discussions with Suffolk County Highways and the conditions suggested in paragraph 9 below:
- 8.2 It is considered that the proposed development is, on balance, acceptable. It is a sustainable form of development that will offer additional tourist facilities and housing and would ensure the future of this important listed building within the Conservation Area and in very close proximity to the castle mound which is a Scheduled Monument.
- 8.3 The development is considered to accord with the provisions of the adopted Local Development Plan (Core Strategy and Development Plan Documents) and in particular the policies noted above in paragraph 5.1 and 5.2.

9 SUGGESTED CONDITIONS

- 1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
 - 2. The development shall be carried out in accordance with the application form, plans numbered 1855 DE 10-01 A, 1855 DE 10-02 A, 1855 DE 20-01 A, 1855 DE 20-02 A, 1855 DE 20-03 A, 1855 DE 30-1 A and 1855 DE 30-02 A, the Design and Access Statement and Heritage Assessment submitted on 9th July 2015 and the plan numbered 1855-DE-10-02B (proposed site) unless otherwise submitted to and agreed in writing by the local planning authority.
 - 3. The 'apart hotel' hereby permitted shall be used purely for tourist/hotel purposes as defined under Class C1 of the Use Classes Order and for no other purposes. At no time shall the apartments be let on a long terms basis exceeding a period of 56 days in any one calendar year or for any form of residential use.
- 9.1 In the absence of any other consultee responses at the time of writing this report, there have been no additional conditions attached in this instance. However there may be additional conditions requested by consultees and members will be updated as to any additional conditions that may be required.

BACKGROUND INFORMATION: See application ref: DC/15/2771/LBC at www.waveney.gov.uk/publicaccess

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