

SITE DESCRIPTION

- 2.1 The site is situated between Mariners Street to the north, Compass Street to the south and the A12 Jubilee Way to the west. Immediately to the east is the Town Hall, a Grade II listed building located on the High Street. The Town Hall is located within the North Lowestoft Conservation Area, the boundary of which runs to the immediate west (rear of the Town Hall). Consequently the application site and buildings located on it are outside the Conservation Area boundary. The Town Hall and associated structures are currently vacant.
- 2.2 Within the site are a number of former office buildings associated with the Town Hall. Adjacent to the Town Hall are single and two storey flat roofed prefabricated office buildings dating from the 1970's. In the south western part of the site to the corner of Compass Street and Jubilee Way is a two storey building dating from 1873 known as the Cooper's Building. There is another two storey building fronting Mariners Street of mid to late nineteenth century date that was likely used in conjunction with the Coopers building. Both buildings were converted to offices when single and two storey office buildings were constructed around them in the 1980's.
- 2.3 The site covers an area of approximately 0.21ha and is located near the northern end of the High Street, the most historic part of the town. The High Street alone has 36 grade II listed buildings, one grade II* listed building and 23 locally listed buildings. Along the High Street there is a wide range of traditional, independent retail shops.
- 2.4 To the south of the site is a block of 12 no. flats at Market House on Crown Street and a terrace of 11 recently build houses on Compass Street. At the western end of Compass Street 8 no. terraced houses are currently under construction. To the north is a terrace of 4 no houses on Mariners Street and the former Council car park.

PROPOSAL

- 3.1 This application is notifying the local planning authority of the intention to demolish three former Council office buildings and a wall to the rear of the Town Hall. The three buildings consist of one single storey and one two storey flat roofed prefabricated office buildings dating from the 1970's and one large complex of three adjoined buildings. This large complex building comprises of three distinct sections: the main Mariners building, the old IT House and the Coopers building.
- 3.2 It should be noted that there are separate applications for the proposed redevelopment of the site for a restaurant and drive thru (DC/16/2784/RG3) and for the proposed signage for this building (RG/16/2787/RG3).

CONSULTATIONS/COMMENTS

Neighbour representations:

- 4.1 Two representations have been received objecting to the demolition of the Coopers on the grounds of historical importance.

Consultees

- 4.1 **WDC Environmental Health Officer - Contaminated Land:** Further to our recent discussion I am able to confirm that it is not possible to provide an Environmental

Protection comment on the proposal, until we get the opportunity to examine the chosen contractors method statement.

- 4.2 Furthermore, the Mariners Street site is located in a largely residential area so that the environmental impacts of the demolition will need to be carefully managed. With this in mind, I feel that it will be appropriate for the applicant to submit a demolition environmental management plan, with the aim of mitigating both air quality and noise impacts. The plan itself needs to be proportional to the size of the site and the likelihood of a nuisance arising.
- 4.3 **WDC Environmental Health Officer – Noise:** As the proposal is for demolition only I have no adverse comments to make with regards to matters concerning contaminated land. However, I would advise the LPA to apply a planning condition requiring the reporting of any potential contamination encountered during demolition works.
- 4.4 **Suffolk Preservation Society:** Object to the loss of the former Coopers factory on Compass Street, a historic building which forms an important part of the industrial, mercantile and maritime history of Lowestoft.

SITE NOTICES

- 4.5 As required by the Town and Country Planning (General Permitted Development) (England) Order 2015 a site notice was displayed by the applicant on 4th July 2016 giving the required notice period of 21 days.

PLANNING POLICY

- 4.6 Schedule 2 Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 permits the demolition of buildings subject to conditions including:
- 4.7 “the developer must, before the beginning of development –
- in all cases, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site”.

PLANNING CONSIDERATIONS

- 5.1 As will be noted in paragraph 4.7 when considering prior notification applications the local planning authority can only take into account the proposed method of demolition and the condition in which the site is left in.
- 5.2 Therefore whilst representations have been made concerning the loss of a historical building these cannot be taken into consideration.
- 5.3 It will be noted in paragraph 4.2 that the Environmental Health Officer has requested a demolition environmental management plan. Such information clearly does concern the method of demolition and therefore the applicant has been advised that prior approval for the method of demolition is required.

- 5.4 Prior approval could be granted subject to the submission of an demolition management plan that is acceptable to the Environmental Health Officer. However at the time of writing the submission of the plan was awaited.

RECOMMENDATION:

That authority be granted to officers to grant prior approval subject to the submission of an acceptable Demolition Management Plan.

BACKGROUND INFORMATION: See application ref: DC/16/2733/DEM at www.waveney.gov.uk/publicaccess

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