

PLANNING COMMITTEE - 13 SEPTEMBER 2016

APPLICATION NO DC/16/2970/LBC

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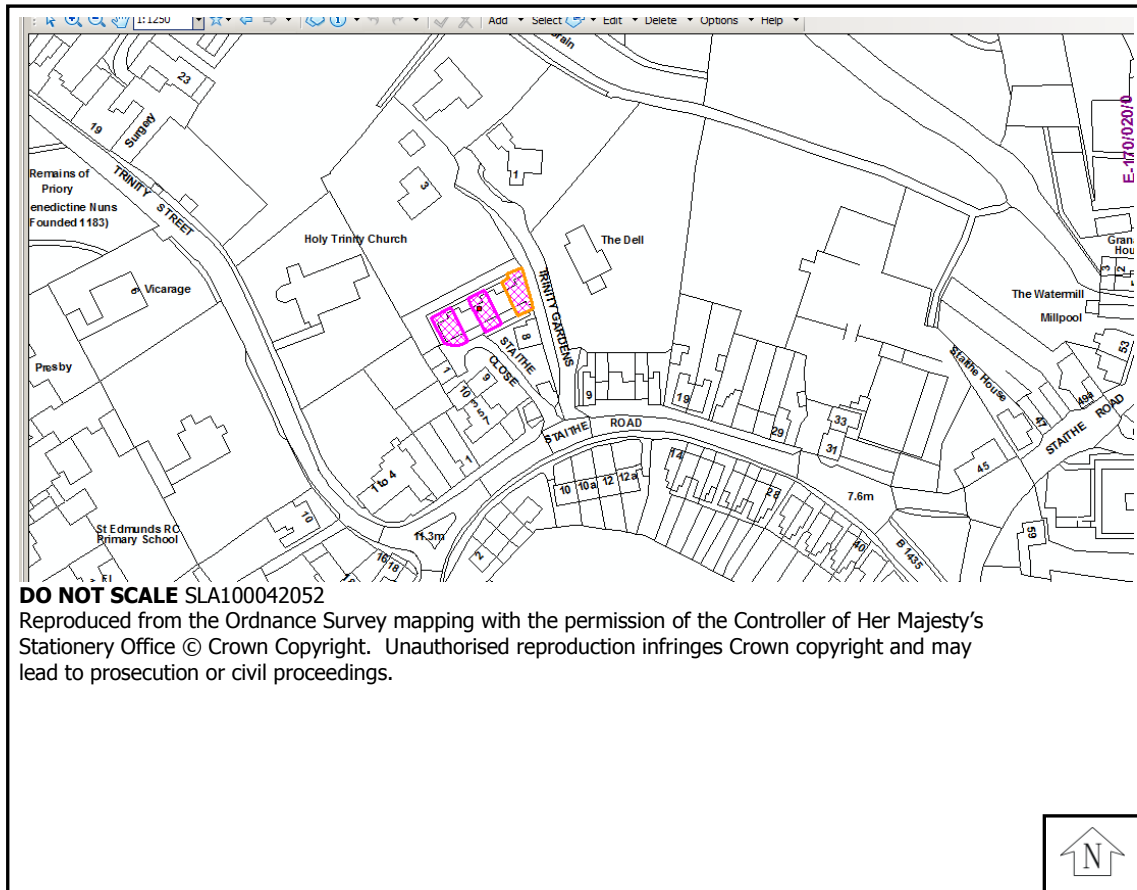
LOCATION

3, 5, 7 Staithe Road
Bungay
Suffolk
NR35 1EY

EXPIRY DATE 19 September 2016
APPLICATION TYPE Listed Building Consent
APPLICANT Waveney District Council

PARISH Bungay

PROPOSAL Listed Building Consent - Conversion of 1No. two bedroom maisonette and 2 No. two bedroom flats to a single five bedroom dwelling



1. SUMMARY

1.1 The submitted application is a tandem proposal with application DC/16/2969/RG3 and seeks listed building consent for conversion of 1No. two bedroom maisonette and 2 No two bedroom flats to a single five bedroom dwelling. It is presented to members as the property is owned by Waveney District Council and is a council application.

2. SITE DESCRIPTION

- 2.1 The building subject to this application is a large detached Grade II listed property in a slightly elevated position and fronting onto Staithe Road, with Staithe Close to the immediate north-east. It is located within the Bungay Conservation Area as defined in the adopted Local Plan. To the north-east is Staithe Close which accommodates a series of small council owned properties offering sheltered accommodation. The remainder of the area is characterised by a vast mix of ages, styles and sizes of dwelling.
- 2.2 The property itself dates from the C18 or early C19, and is of a 2 storey form with a gabled attic and is constructed in Suffolk yellow brick with different coloured Pantiles to the main roof and the attic projection. There have been previous unauthorised works carried out internally and this scheme seeks to rectify these insofar as possible and within budget constraints.

3. PROPOSAL

- 3.1 Conversion of 1No. two bedroom maisonette and 2 No. two bedroom flats to a single five bedroom dwelling with associated parking, internal alterations and landscaping

4. CONSULTATIONS/COMMENTS

- 4.1 **Neighbour consultation/representations** No responses received
- 4.2 **Parish/Town Council Comments:** Approval recommended subject to proceeds of any subsequent sale being used for the provisions of replacement social housing
- 4.3 **WDC Design and Conservation** to be reported
- 4.4 **Twentieth Century Society** to be reported
- 4.5 **Victorian Society** to be reported
- 4.6 **Society for the Protection of Ancient Buildings** to be reported
- 4.7 **The Council for British Archaeology** to be reported
- 4.8 **Ancient Monuments Society** to be reported
- 4.9 **The Georgian Group** to be reported

PUBLICITY

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

Category	Published	Expiry	Publication
Listed Building, Conservation Area,	05.08.2016	25.08.2016	Beccles and Bungay Journal
Listed Building, Conservation Area,	05.08.2016	25.08.2016	Lowestoft Journal

SITE NOTICES

The following site notices have been displayed:

General Site Notice Reason for site notice: Listed Building, Conservation Area,
Date posted 04.08.2016 Expiry date 24.08.2016

RELATED APPLICATIONS

Reference No	Proposal	Decision	Date
DC/16/2969/RG3	Conversion of 1no. two bedroom maisonette and 2no. two bedroom flats to a single five bedroom dwelling	Pending consideration	
DC/14/4104/LBC	Listed Building Consent - Retrospective consent sought for the removal of a side door in wing wall	Approved	03.02.2015

5 PLANNING POLICY

- 5.1 The Waveney Core Strategy was adopted in January 2009. Policy CS01 sets the Spatial Strategy for the District, Policy CS02 requires high quality and sustainable design, Policy CS11 considers housing and CS17 addresses the built and historic environment.
- 5.2 The Development Management policies were adopted in January 2011. Policy DM02 sets design principles and Policy DM30 considers protecting and enhancing the historic environment.

6 PLANNING CONSIDERATIONS

- 6.1 The principle of conversion and potential loss of small units of accommodation has already been addressed in planning application DC/16/2969/RG3 and therefore this application deals purely with physical works to the listed building.
- 6.2 The building has been somewhat altered, much of it without the appropriate consents and without the knowledge of the Local Planning Authority and sadly, many of the original features have been lost over time. The submitted scheme seeks to rectify this and reinstate as many features as possible, although there is some agreement still to be reached over materials and design details and this is subject to condition 4 noted in paragraph 9 below.
- 6.3 Notwithstanding this, it is considered that the proposals are acceptable in heritage terms and would offer the opportunity to reinstate this heritage asset in some way to its former impressive stature in the area and would go some way to reversing the damage done thus far.

7. CONCLUSION

- 7.1 Is it is considered that subject to controlling conditions noted below the proposal would have a significant and beneficial impact on the fabric and historic interest of the listed building and would reverse previous unsympathetic works.
- 7.2 The proposed conversion to a single dwelling is considered to accord with the provisions of the adopted Waveney Local Plan and in particular policies CS01-Spatial Strategy , CS02 - High Quality and Sustainable Design, CS11 Housing, CS17 The Built and Historic Environment, DM02 - Design Principles and DM30 - Protecting and Enhancing the Historic Environment.

8. RECOMMENDATION

- 8.1 That listed building consent be granted subject to the controlling conditions noted below:

9. CONDITIONS

- 1 The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: This condition is imposed in accordance with Section 18 of the Act (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the submitted plans

11332/16 – floor plan/layouts
11332/17 – floor plans/layout
11332/19 – mechanical floor plan: layouts
11332/20 – south-east & north-east elevations
11332/23 – ground floor WC: Layout and elevations
11332/22 – larder: layout and elevations
13322/24 – first floor family bathroom: layout and elevations
11332/25 – first floor en-suite 2: layout and elevations
11332/26 – first floor en-suite 3: layout and elevations

Reason: In order to ensure the development is carried out in the manner considered by the local planning authority and for the avoidance of doubt.

- 3 Before work on site is commenced a site meeting shall be held between the Local Planning Authority and the persons responsible for undertaking the works, to ensure that the Conditions attached to the Listed Building Consent are understood and can be complied with in full. Notification of the date and time of a meeting shall be made in writing to the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building.

- 4 Details in respect of the following shall be submitted to and approved in writing by the Council as Local Planning Authority before the work is begun. The work shall be carried out in accordance with such approved details:

- All joinery details including windows, doors and other woodwork repairs or replacement;
- Full details of any brickwork and repointing that may be required, including type and mix of mortar
- Rainwater goods
- Replacement stairs
- Internal repairs to walls, ceilings and floors
- Insulation
- Heating system
- Paint type

Reason: In order to safeguard the special architectural or historic interest of the building.

- 5 In the event that any hidden historic features are revealed during the course of the works, work shall be suspended in the relevant area of the building and the Council shall be notified immediately. Provision shall then be made for their retention and/or proper recording as required by the Council.

Reason: In order to safeguard the special architectural or historic interest of the building.

- 6 Any variation or extension of the works shown on the approved plans which may be necessary to satisfy the requirements of the Building Regulations shall not take place until also approved by the Local Planning Authority.

Reason: To protect the Listed Building and its setting.

ADDITIONAL NOTES

- 1 The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

BACKGROUND INFORMATION: See application ref: DC/16/2970/LBC at www.waveney.gov.uk/publicaccess

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