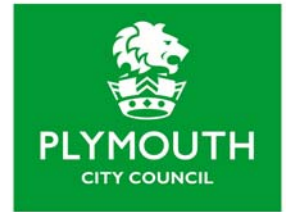


PLANNING APPLICATION REPORT



ITEM: 04

Application Number: 12/01781/LBC

Applicant: JD Wetherspoon PLC

Description of Application: Conversion, alteration and extension to form public house including ground and first-floor rear extension, creation of beer garden, provision of rear access ramp, new shopfront and internal alterations

Type of Application: Listed Building

Site Address: 95 TO 99 RIDGEWAY PLYMOUTH

Ward: Plympton St Mary

Valid Date of Application: 05/10/2012

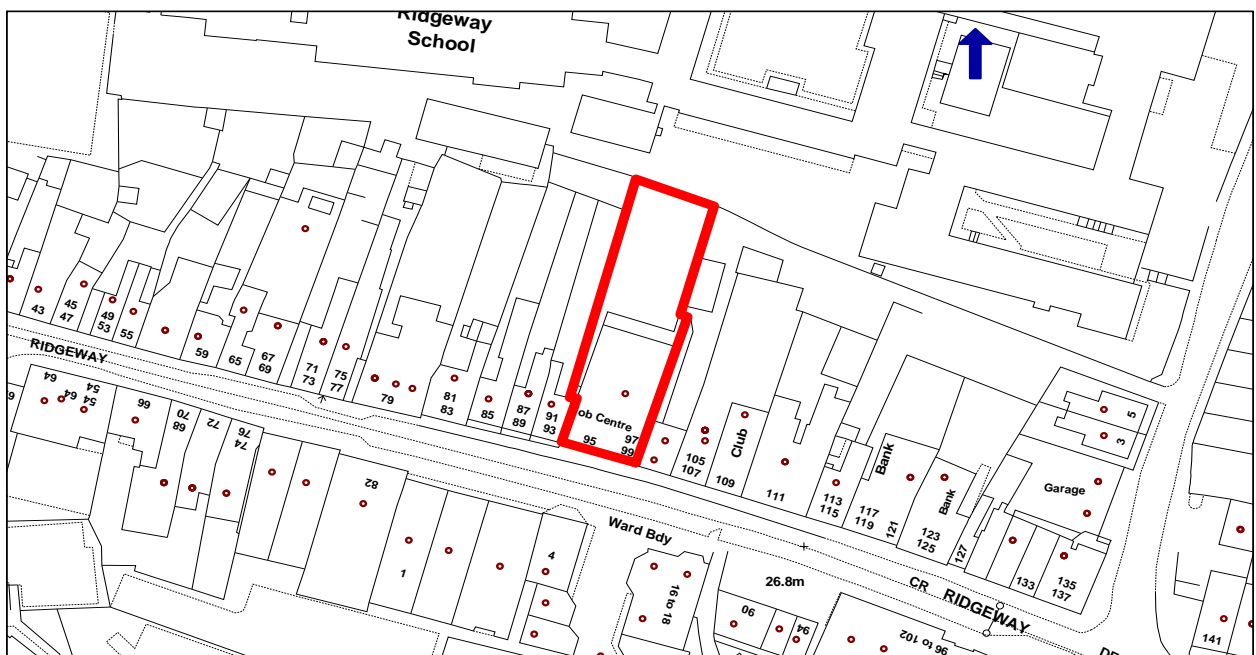
8/13 Week Date: **30/11/2012**

Decision Category: Member Referral

Case Officer : Kate Saunders

Recommendation: Grant Conditionally

Click for Application Documents: www.plymouth.gov.uk



This application is being brought before the Planning Committee at the request of Councillor Patrick Nicholson, who considers that the case is finely balanced and warrants discussion and determination at Committee.

Site Description

95-99 Ridgeway is a large building situated on the north side of the Plympton Ridgeway District Centre. The property occupies a central position within the centre and is set down from road level, with just a narrow footpath and wall to the front. The property has a large parking area at the rear, with some limited landscaping, with access being provided from Moorland Road. The site is bounded by Ridgeway School to the rear with an estate agent to the west and a shop with flat above to the east.

The property became Grade II listed in 1998, primarily by virtue of its attractive front elevation which adds significantly to the overall street scene. It should however be noted that a large, single-storey, flat-roof extension and various internal alterations took place prior to its listing, which are unsympathetic and not in-keeping with the historical nature of the property.

Proposal Description

Conversion, alteration and extension to form public house including ground and first-floor rear extension, creation of beer garden, provision of rear access ramp, new shopfront and internal alterations.

The conversion to a public house will necessitate a large first-floor and modest ground-floor extension to the rear. The first floor extension will span the entire area of the existing ground-floor addition; this will therefore measure approximately 6.7 metres wide by 16 metres deep and will have a hipped roof design which will not extend beyond existing ridge level. An additional small flat-roof extension will provide an enlarged customer area to the ground floor. A limited parking and delivery area will be retained to the rear with the rest being converted into a beer garden. A disabled platform lift will also be installed and a ramp to the first-floor will provide access to the kitchen and beer store for deliveries.

The current shopfront will be replaced and the entire front elevation will be repaired and renovated as necessary.

Some internal alterations will be necessary including the removal of internal partition walls on the ground-floor and reconfiguring of the first-floor to create toilet facilities.

Pre-Application Enquiry

A formal pre-application enquiry was submitted, MI/1175/MIN; it was noted that the principle of conversion to a public house was considered acceptable. The refurbishment of the front elevation of the property, removal of the rear access ramp, creation of the beer garden and landscaping of the rear of the property was also welcomed.

There were some areas where concerns were raised or further information was requested, these include:

- The size and scale of the rear extension
- Ramp to flat roof area
- Potential impact on neighbouring residents, businesses and the school
- Mechanical ventilation and extraction system
- Relocation of refuse storage
- Boundary treatment to rear of property

Relevant Planning History

12/01780/FUL - Change of use, conversion and alteration to form public house (class A4) including ground and first-floor rear extension, creation of beer garden, provision of rear access ramp and new shopfront – Under consideration

10/02074/ADV - Non-illuminated fascia sign – Approved

10/02073/FUL - Continue temporary use as public library (Use Class D1(f)) – Granted conditionally

08/01874/FUL - Temporary change of use to public library (Use Class D1(f)) – Granted conditionally

91/01774/FUL – Demolition of existing building and reconstruction of new building behind a replica fascia – Granted conditionally

91/00962/C1884 – Change of use and conversion of premises recently approved as two new retail units to use as an employment service office – Refused

91/00585/FUL - Change of use and conversion of premises recently approved as two new retail units to job centre and employment office – Withdrawn

90/04024/FUL – Redevelopment to form two retail units with ancillary offices/storage areas above, retaining Ridgeway façade with new shopfronts – Granted conditionally

88/00409/FUL – Change of use of front ground floor room of No. 99 from building society office to shop and western half of ground floor of No. 95 – Granted conditionally

82/02366/FUL – Change of use from travel agency to estate agents and surveyors office – Granted conditionally

79/02269/C1884 – Circular 7 consultation in respect of the erection of a job centre – Granted conditionally

Consultation Responses

No external consultations requested or received

Representations

No letters of representation have been received in relation to this application. It should be noted that letters have been received in respect of the associated planning application; however the comments have no direct relevance to the consideration of the application for listed building consent.

Analysis

This application turns on Policy CS03 of the Local Development Framework Core Strategy (2006-2021) 2007. Appropriate consideration has also been given to the National Planning Policy Framework 2012. The main planning consideration is the impact on the character and fabric of the listed building, as detailed below.

The proposal involves the construction of a large first-floor extension to the rear of the property. The development will extend from the western side of the building, along the boundary with 91-93 Ridgeway. The extension is of a significant scale compared to the footprint of the original property and in many cases would not be supported. However, despite the listed status of the property, there is little historic fabric remaining apart from on the front façade. The existing single-storey, flat roof extension and previous internal alterations to allow use as both a job centre and library, mean the property has a more modern appearance both internally and at the rear. The first-floor extension will not therefore be detrimental to the historic fabric or character of the property given the significant alterations which have already taken place. In order to ensure the works are as in-keeping with the nature of the building as possible, a number of conditions are recommended to control the quality of the materials. Timber doors and windows, cast iron rainwater goods and natural slate will all be utilised.

The removal of the rear ramp and the creation of a new beer garden are welcomed as this will positively enhance the rear of the property. The very high stone wall that runs adjacent to the beer garden may require some repointing and removal of vegetation. Further details of the proposed fencing and floor surfaces to be used around the gardens and parking area as well as the steps to the new beer garden will be required.

The proposals to restore the front elevation are supported as this is beneficial to the street scene and will enhance the character and appearance of the area. The heritage statement clearly indicates that works will primarily involve repair, ensuring as much historic fabric is retained as possible. Where new slates are required for

the roof and slate hanging, a good match will be essential. The alterations retain a symmetrical appearance on the shopfront and will ensure that the works positively contribute to the aesthetic quality of the area. The shopfront is proposed to be of a high quality, using timber, which will be a significant improvement on the current structure. Full details would be required by condition in order to ensure all works are as sympathetic as possible.

Section 106 Obligations

None

Equalities & Diversities issues

A level access will be provided to the front of the property with disabled toilets also being provided downstairs. A platform lift will be installed to the rear to give access for all to the upper beer garden.

Conclusions

The conversion of this vacant building in to a public house will improve the façade of this attractive property, which will positively enhance the visual quality of the building and street. The extension to the rear, although large, will not cause significant harm to the character or historic fabric of the property. This application is therefore recommended for approval.

Recommendation

In respect of the application dated **05/10/2012** and the submitted drawings 6859/PL-01, 6859/PL-02, 6859/06B, 6859/05B, 6859/03, and accompanying Heritage and Design and Access Statement, it is recommended to: **Grant Conditionally**

Conditions

TIME LIMIT FOR COMMENCEMENT

(1) The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason:

To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

USE OF NATURAL SLATE

(2) The roof shall be clad using natural slate, a sample of which shall be submitted to and approved in writing by the Local Planning Authority before any works commence. The slates shall be fixed using nails.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SUBSEQUENT APPROVAL OF DETAILS

(3) No works shall commence until further details and particulars of the following have been submitted to and approved in writing by the Local Planning Authority:

- (a) all new external openings including doors, fenestration, extractors and vents;
- (b) all means of external lighting (attached to or separate from the building);
- (c) the height, design and position of new walls, fences and steps;
- (d) the treatment of all external surfaces not covered by the buildings;
- (e) internal staircase; and
- (f) all new rainwater goods and external pipe work.

The works shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that the details of the proposed works do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

DETAILS OF SHOPFRONT

(4) No works shall commence on site until details of the proposed shopfront have been submitted to and approved in writing by the Local Planning Authority. The shopfront installed shall conform to the approved details.

Reason:

To ensure that the details of the proposed works do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007

LANTERN ROOFLIGHT

(5) No works shall commence until details of the proposed lantern rooflight have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

INFORMATIVE - STONE BOUNDARY WALL

(1) The applicant is advised not to alter the concrete supports at the base of the stone wall, which runs along the boundary with No. 91-93, as it could prove dangerous.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the effect on the Listed Building, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed works are acceptable and comply with (1) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and (b) relevant Government Policy Statements and Government Circulars, as follows:

CS03 - Historic Environment
NPPF - National Planning Policy Framework March 2012