

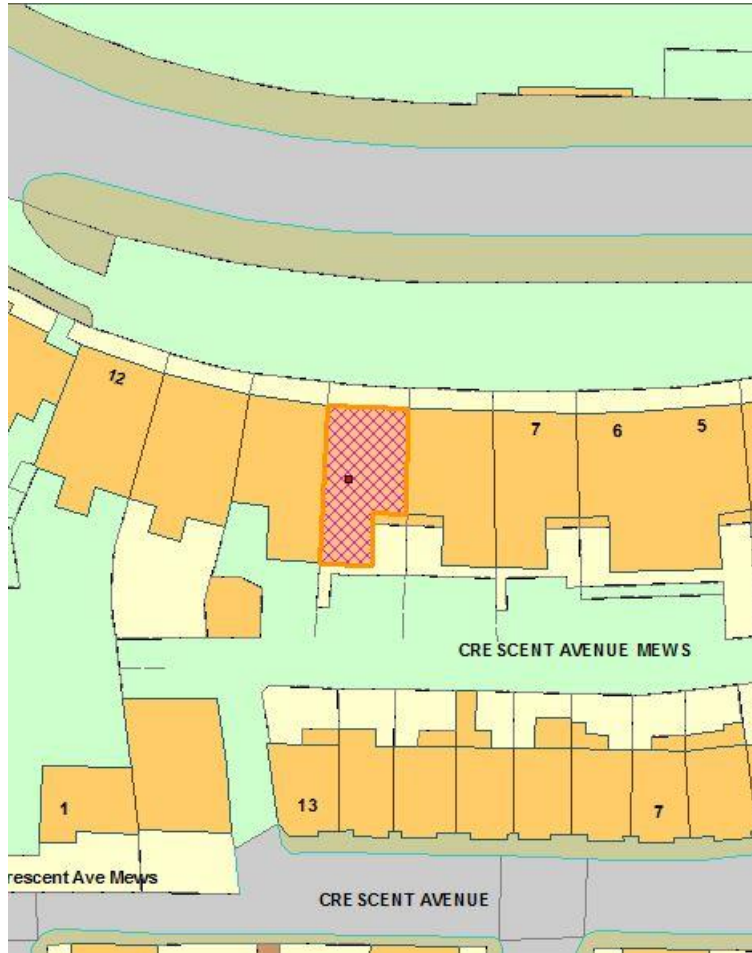
# PLANNING APPLICATION REPORT



<b>Application Number</b>	16/02119/LBC
<b>Date Valid</b>	21.11.2016

<b>Item</b>	02
<b>Ward</b>	ST PETER AND THE WATERFRONT

<b>Site Address</b>	9 The Crescent Plymouth PL1 3AB		
<b>Proposal</b>	Roof repairs and new rooflights at rear		
<b>Applicant</b>	Mr R Elliott		
<b>Application Type</b>	Listed Building Consent		
<b>Target Date</b>	<b>16.01.2017</b>	<b>Committee Date</b>	<b>09.02.2017</b>
<b>Decision Category</b>	Member/PCC Employee		
<b>Case Officer</b>	Mrs Kate Price		
<b>Recommendation</b>	Grant Conditionally		



This application is being brought before the Committee because the applicant resides with an employee of Plymouth City Council.

### **1. Description of Site**

9 The Crescent is part of an attractive curved Grade II terrace designed by George Wightwick who worked with John Foulston. The terrace, which was built c1860, stands in the Hoe Conservation Area. The building is 3 storey plus attic, with a basement, and each pair of houses in the terrace are mirror images of each other. The buildings are stucco with stucco detailing, with mansard roofs, laid with natural slate.

### **2. Proposal Description**

The application seeks Listed Building Consent to repair, restore and replace the roof materials, adding insulation under the slates between the rafters. The applicant also proposes to install 3 conservation Velux window lights to the rear roof slope.

### **3. Pre-application enquiry**

None requested.

### **4. Relevant planning history**

10/01380/LBC Installation of security grilles to lower ground floor windows GRANTED CONDITIONALLY

09/01862/FUL Change of use from B1 to B1/A2 of lower ground floor GRANTED CONDITIONALLY

## **5. Consultation responses**

None required

## **6. Representations**

None received

## **7. Relevant Policy Framework**

The legislation under which listed building consent applications are considered is the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework 2012.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires 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.

NPPF CHAPTER 12 Conserving and enhancing the historic environment paragraphs 129, 131 and 132 are particularly relevant to this application.

Paragraph 129 of the NPPF states:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 131 states:

In determining planning applications, local planning authorities should take account of:

- \* the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- \* the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- \* the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.

In addition the Hoe Conservation Area Appraisal and Management Plan (CAAMP) is to be considered and in particular the following principles:

Principle 2 - The position, scale, massing and materials of new development will be expected to respect the existing character of the Conservation Area. This will include respecting historic plot widths.

Principle 3 – Priority will be given to the retention and enhancement of buildings of heritage value identified in the Conservation Area Appraisal and Management Plan. (Primarily Listed Buildings and buildings identified as making a positive contribution to the Conservation Area).

## **8. Analysis**

1 This application has been considered in the context of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Framework and other material policy documents as set out in Section 7.

2 An extract from the Historic England listing description for the properties is as follows:

SX4754 THE CRESCENT, Hoe 740-1/57/295 (South side) 25/01/54 Nos.2-12 (Consecutive) and attached forecourt walls and railings (Formerly Listed as: THE CRESCENT, Plymouth Nos.1-12 (Consecutive))

### GV II

Part of planned crescent. c1860s after a design by George Wightwick. Stucco with stucco detail; dry slate mansard roofs behind parapet with band; attic windows, most with sashes; rendered copings between roofs, brick stacks over most, some with old clay pots. Double- depth plan arranged in mirror-image pairs with paired entrances, the right-hand house a half pair, the 6 houses to the right of this destroyed in the Blitz. EXTERIOR: 3 storeys plus attic over basement; each house a 3-window range. Sashes, some with glazing bars. Ground-floor openings within recessed panels with segmental arches; sill bands and giant pilasters between houses to upper floors and windows with recessed architraves. Overlights and panelled doors. INTERIOR: former list description: No.11 has geometric staircase in circular well; vaulted vestibule and curved doorcases with key-motif decoration; 1st floor with tapered and eared doorcases and cornices to ceilings. No.12 the same but without ground-floor curved doors and key-motif decoration to doorcases. SUBSIDIARY FEATURES: forecourt walls with low plinths surmounted by wrought-iron railings with vase balusters. Part of an important planned group of terraces and villas by Foulston and his pupil Wightwick on the Hoe, a scheme which placed Plymouth in the forefront of town planning in the early/mid C19. (The Buildings of England: Pevsner N: Devon: London: 1989-: 638; Colvin H: A Bibliographical Dictionary of British Architects 1600-1840: London: 1978-: 888-890).

3 The primary planning considerations in this case are the impact on the character and appearance of the listed building and on the Conservation area as a whole.

The impact on the character and appearance of the listed building

4 The proposal is to repair, restore and replace the roof materials, reusing to the front principal

roof slope any of the salvaged blue-grey slate that is in good condition good, and using Montenegris Spanish Natural Slate on the main front mansard and to the rear roof slope. The proposal is also to insulate the roof slopes between the rafters and the use of breather felt and new battens. The applicant also proposes to install 3 conservation Velux window lights to the rear in order to provide natural light into the attic space for potential conversion in a future phase.

5 The revised proposals received have altered the scope of the work slightly and have arisen after site discussion when the applicants were informed that further detail was required on construction in general and reduction of the size of the roof-lights and their siting on the rear roof slope. There is no need to re-advertise.

6 With regard to the replacement, retention and reuse of slate to the roof, it is considered that this is the most acceptable way in which to carry out this necessary maintenance and repair work. On the front of the building facing the main road, the applicant proposes to reuse those existing natural slates that are currently on the roof and are in good condition. To the rear, a matching natural slate from Spain will be used to cover the roof. This then is an acceptable proposal and there will be no detrimental impact on the listed building and the conservation area as a whole. A condition will be imposed to ensure the all of the slates will be attached with copper nails.

7 With regard to the new roof insulation, the proposal is to insulate according to the information as set out in the Proposal of Works- revised and dated 11th January 2017. In principle these proposals are acceptable however a condition will be included within the slates condition so that there is no increase in depth of the roof finish and they finish as existing and flush with the neighbouring properties. This is to ensure that there will be no detrimental impact on the listed building and the conservation area as a whole.

8 With regard to Velux windows – roof-lights, the selection type and size has been agreed with the applicant and described in the revised proposal of works and these are now acceptable.

9 This proposal will preserve the building by allowing essential roof repairs and will not have a detrimental impact on the architectural and historic character of this grade II listed building The principle of the roof repairs and sizing, and siting, of the roof-lights is therefore acceptable.

### **Other Impacts**

The impact on the character and appearance of the Hoe Conservation Area

10 This proposal will not have a detrimental impact on the architectural and historic character nor significantly impact the Hoe Conservation Area.

### **9. Human Rights**

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

## **10. Local Finance Considerations**

None

## **11. Planning Obligations**

None

## **12. Equalities and Diversities**

None applicable to this application

## **13. Conclusions**

Officers have taken account of the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990, and conclude that the proposal will not cause any significant harm to these grade II listed buildings or the Hoe Conservation Area, or to their special architectural and historic interest. Officers therefore recommend approval.

## **14. Recommendation**

In respect of the application dated **21.11.2016** and the submitted drawings it is recommended to **Grant Conditionally**

## **15. Conditions**

### **1) CONDITION: TIME LIMIT COMMENCEMENT**

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.

### **2) CONDITION: APPROVED PLANS**

The works hereby permitted shall be carried out in accordance with the following approved plans:

Revised Plan at 1:500 showing the rooflights; Plan at 1:250; Plan at 1:1250; Plan showing position of proposed Velux windows; Heritage statement; Design and Access Statement; Revised Proposal of works dated 11th January 2017.

Reason:

In order to preserve the building or its setting or any features of special architectural or historic interest which it possesses in accordance with sections 16 & 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and in accordance with advice set out in paragraphs 132 - 134 of the National Planning Policy Framework 2012.

### 3) **CONDITION: USE OF NATURAL SLATE**

The roof shall be clad using natural slate, fixed with nails, not clips. As many as possible of the existing blue-grey slates shall be salvaged and re-used - no purple Welsh slates shall be re-used. The slates shall be laid to all roof slopes so that there is no increase in depth of the roof finish and they finish as existing and flush with the neighbouring properties. A sample of the new slates- Montenegris was agreed and if there is departure from this type then details must be submitted to the Local Authority for prior approval

Reason:

In order to preserve the building or its setting or any features of special architectural or historic interest which it possesses in accordance with sections 16 & 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and in accordance with advice set out in paragraphs 132 - 134 of the National Planning Policy Framework 2012.

### **Informatives**

#### 1) **INFORMATIVE: CONDITIONAL APPROVAL WITH NEGOTIATION**

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

#### 2) **INFORMATIVE: LISTED BUILDING (OFFENCE WARNING)**

This permission is not a grant of Listed Building Consent. Under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is an offence to execute or cause to execute any works for the demolition of a listed building or its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised by and executed in accordance with the terms of a Listed Building Consent and any conditions attached to it.