

Item No 05:-

19/04590/LBC

**Cotswold Conservation Board
Old Prison
Fosseway
Northleach
Cheltenham
Gloucestershire
GL54 3JH**

Item No 05:-

Replacement of stolen lead roof coverings to former cell block in zinc at Cotswold Conservation Board Old Prison Fosseway Northleach Gloucestershire GL54 3JH

Listed Building Consent 19/04590/LBC	
Applicant:	Mr Simon Randall
Agent:	Rees Bolter Architects
Case Officer:	Joanne Reeves
Ward Member(s):	Councillor Tony Dale
Committee Date:	11th March 2020
RECOMMENDATION:	PERMIT

Main Issues:

(a) Impact on listed building, and its setting.

Reasons for Referral:

The application has been referred to the Planning and Licensing Committee for determination because, although the Council no longer owns the Old Prison, it still has a financial interest in it.

1. Site Description:

The application site comprises part of the Old Prison, Northleach. The Grade II* listed Old Prison (formerly Northleach House of Correction) was constructed in 1792 to the designs of William Blackburn (1750-1790; a leading prison architect responsible for nearby Gloucester Prison), and is a rare surviving example of his work. It was altered and extended in the 19th century, but fell out of use by the 1930s, when some blocks were demolished. Notwithstanding this, the site retains a legible historic layout with its rear exercise ground. The buildings have been used as a museum and offices since the later 20th century, but still retain a strong sense of their isolated valley-bottom location chosen for its suitability for a house of correction.

The site is outside the Northleach Conservation Area.

The Cotswold Conservation Board offices are located in the former female cell block, which was added in 1840s.

2. Relevant Planning History:

CD.2472/T (LBC) - Proposed flat roof and arched ceilings to cell block - Consent 11/07/2001.

3. Planning Policies:

NPPF The National Planning Policy Framework

4. Observations of Consultees:

Historic England:

"Historic England has no objection to the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 189 and 193. In determining this application you should bear in mind the statutory duty of section 16(2) of the

Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess."

5. View of Town/Parish Council:

Northleach and Eastington Parish Council:

"Councillors made no objection (Meeting 26th Feb 2020)."

6. Other Representations:

None received.

7. Applicant's Supporting Information:

Location Plan

Repairs to the Roof of the Cell Block ('Design and Access Statement')

Heritage Statement

Existing Layout

Proposed Layout

8. Officer's Assessment:

The application seeks Listed Building Consent to replace the stolen lead roof covering on the former cell block with zinc.

(a) Impact on listed building, and its setting

The Old Prison is a Grade II* listed building. The Local Planning Authority is therefore statutorily required to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it may possess, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 16 of the National Planning Policy Framework (NPPF) states that in determining applications, local planning authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. In particular, paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, such as a Listed Building, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (paragraph 194). Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, where appropriate, securing its optimal viable use.

The lead roof covering was installed in the early 2000s, when the roof structure of the former cell block was altered. The roof structure is hidden behind a Cotswold stone parapet wall. The theft of the lead, possibly several months ago, has exposed the roof structure, allowing water to penetrate the building. This has resulted in damage to the roof structure, and the historic fabric of the vaulted cells below.

It is proposed to replace the stolen lead with zinc, and renew the damaged roof structure. Whilst lead is an appropriate and traditional roofing material for historic buildings, where the risk of further theft is high, as in this instance, it is not reasonable to expect a like-for-like replacement. Historic England guidance recommends that in such circumstances the most appropriate alternative would be a long-term durable material with a known standard of performance, such as zinc. In addition, whilst similar in colour to lead, once fitted, zinc is more difficult to remove (i.e.

less malleable). It also has a relatively low scrap value. For these reasons, it is less likely to attract thieves.

In view of the above, Officers are satisfied that a clear and convincing justification has been provided in support of the proposed works. It is accepted that the existing roof structure is modern, and that an appropriate alternative material to lead has been proposed. Officers are therefore satisfied that the works would not result in the loss of historic fabric; and that the use of zinc, in place of lead, would protect the surviving fabric of the historic building without harm to, or loss of, significance.

Notwithstanding the above, a condition is recommended to ensure that the renewed vaulted ceilings in the first floor cells are finished in a natural hydraulic lime plaster (or render) in keeping with the walls and ceilings in other parts of the building.

9. Conclusion:

The proposed works would preserve the special architectural and historic interest of the listed building in accordance with Section 16(2) of the 1990 Act. The significance of the designated heritage asset would be sustained in accordance with Section 16 of the NPPF.

10. Proposed conditions:

1. The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

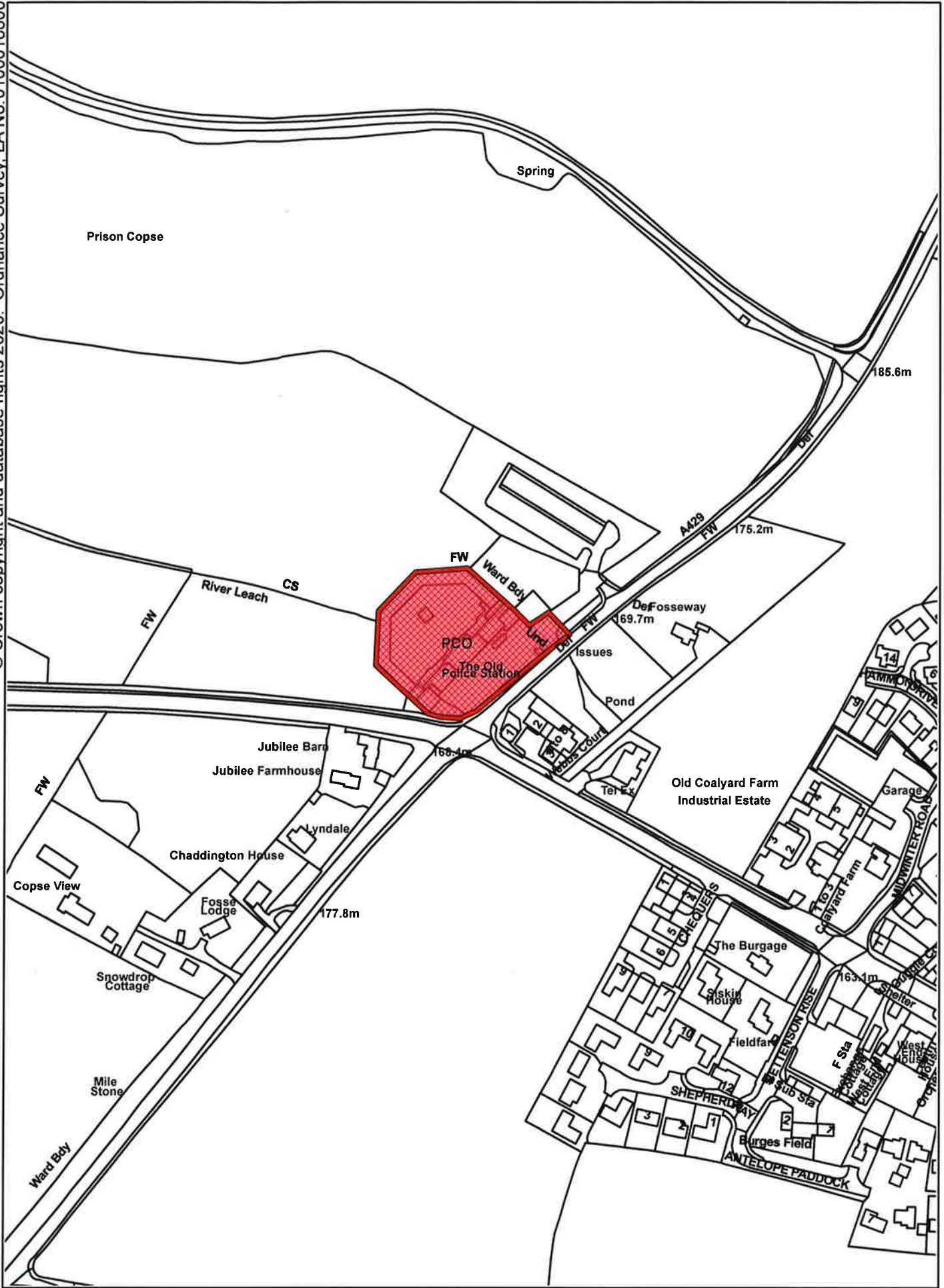
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan (Drawing No. 640/00), and Proposed Layout (Drawing No. 640/02).

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework.

3. The renewed vaulted / curved ceilings in the first floor cells shall be finished in a natural hydraulic lime plaster or render.

Reason: To ensure that the materials and finish are appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

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COTSWOLD CONSERVATION BOARD NORTHLEACH

Scale: 1:2500

Organisation: Cotswold District Council

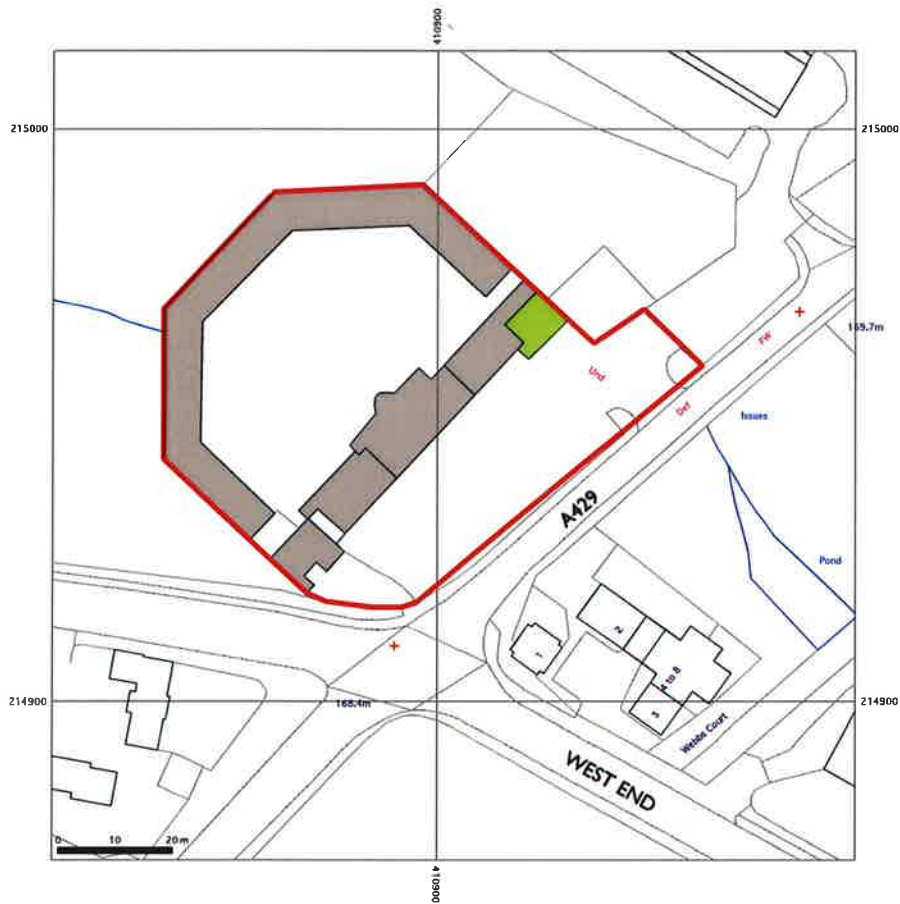
Department:

Date: 28/02/2020



COTSWOLD
DISTRICT COUNCIL





NOTE
 The extent of the site ownership is shown bounded in red.
 The area to be re-roofed is shown in green

DRAWING

LOCATION PLAN

PROJECT

CHANGE TO ROOF COVERING TO CELL BLOCK
 THE OLD PRISON, NORTHLEACH

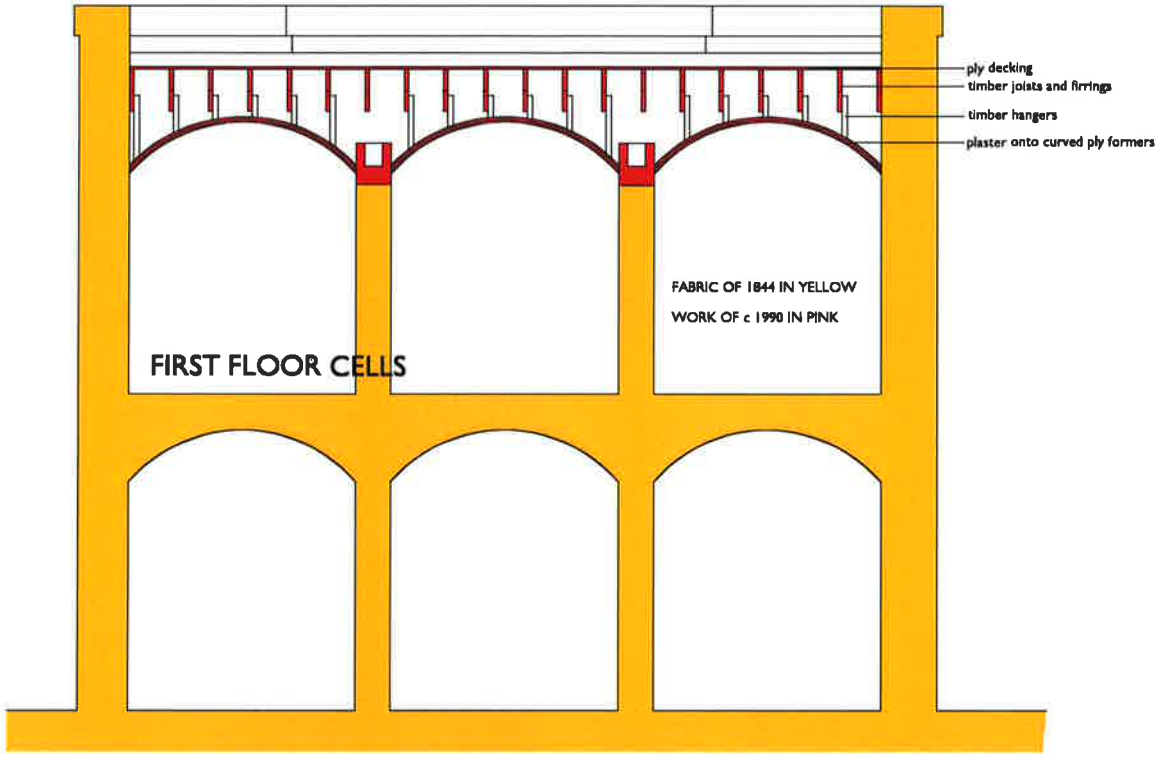
CLIENT

FRIENDS OF THE COTSWOLDS

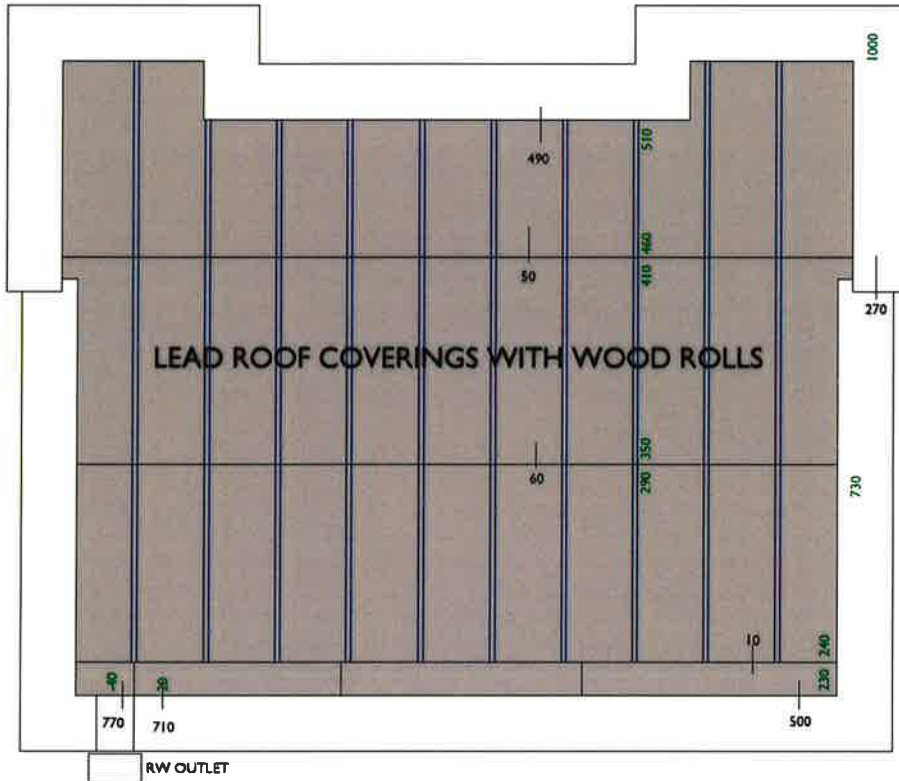
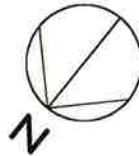
REES BOLTER
 ARCHITECTS

NEW NORTH HOUSE
 202 NEW NORTH ROAD LONDON N1 7BJ
 TEL 020 7354 8347 FAX 020 7354 8366

SCALE	DRAWING No	DATE
1:1250	640/00	DEC 2019
ORIGINAL SIZE		DRAWN
A4		JB



SECTION A A



FIGURES IN GREEN ARE LEVELS, TAKEN FROM A NOTIONAL DATUM OF 1000 ON THE FRONT PARAPET. FIGURES IN BLACK ARE THE HEIGHTS OF STEPS

REVISIONS

DRAWING

EXISTING LAYOUT

PROJECT

REPLACEMENT ROOF COVERINGS TO CELL BLOCK AT THE OLD PRISON, NORTHLEACH

CLIENT

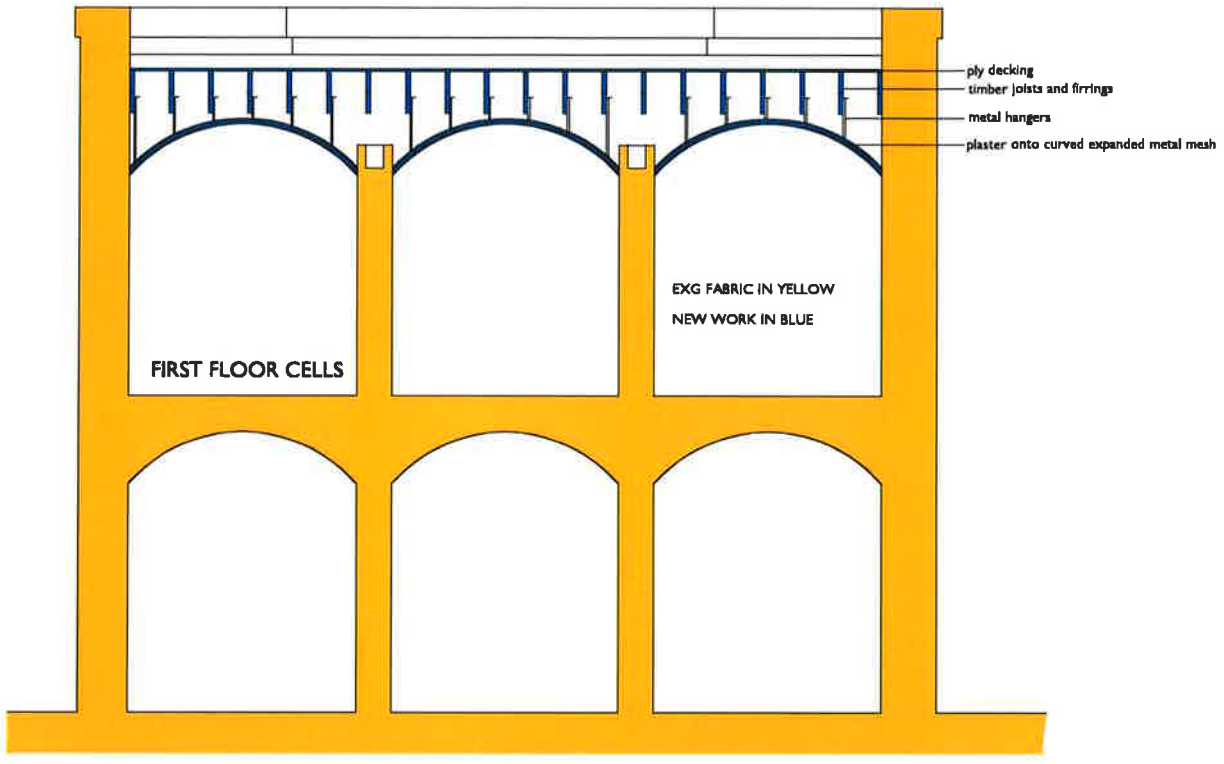
FRIENDS OF THE COTSWOLDS

REES BOLTER ARCHITECTS

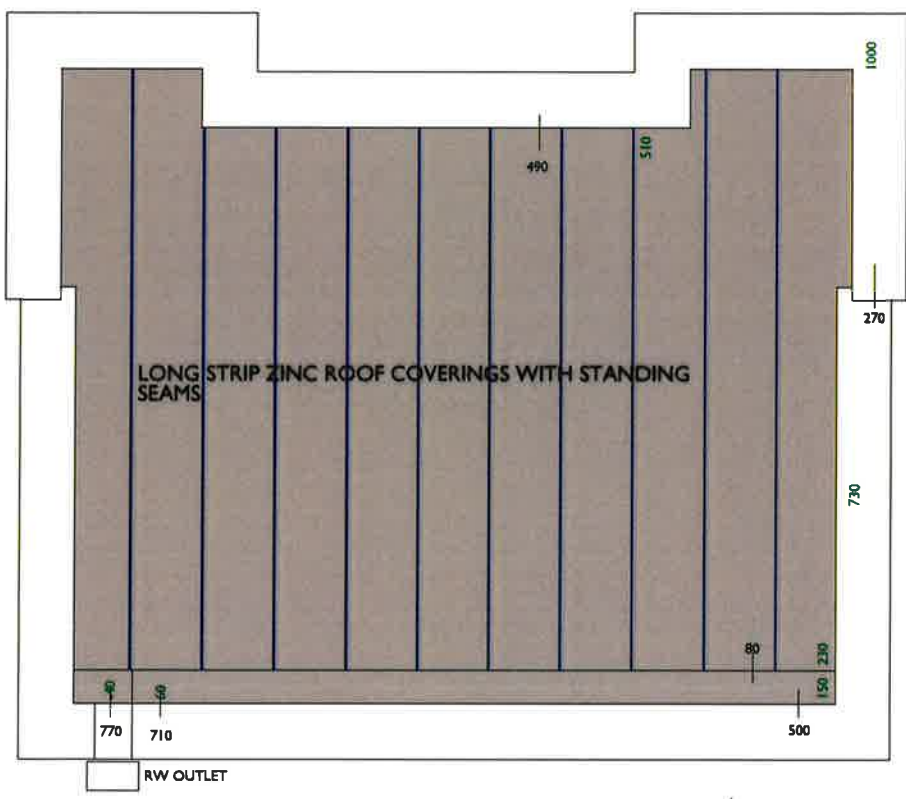
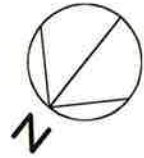
NEW NORTH HOUSE

202 NEW NORTH ROAD LONDON N1 7BJ
TEL 020 7354 8347 FAX 020 7354 8366

SCALE 1:50	DRAWING No 640/01	DATE DEC 19
ORIGINAL SIZE A3		DRAWN CHECKED JB



SECTION A A



FIGURES IN GREEN ARE LEVELS, TAKEN FROM A NOTIONAL DATUM OF 1000 ON THE FRONT PARAPET. FIGURES IN BLACK ARE THE HEIGHTS OF STEPS

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REVISIONS

DRAWING
 PROPOSED LAYOUT
 PROJECT
 REPLACEMENT ROOF COVERINGS TO CELL BLOCK AT THE OLD PRISON, NORTHLEACH
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REES BOLTER
 ARCHITECTS

NEW NORTH HOUSE
 202 NEW NORTH ROAD LONDON N1 7BJ
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SCALE 1:50	DRAWING No 640/02	DATE DEC 19
ORIGINAL SIZE A3		DRAWN CHECKED JB