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Item No 13:-

15/00832/FUL (CT.2547/W)

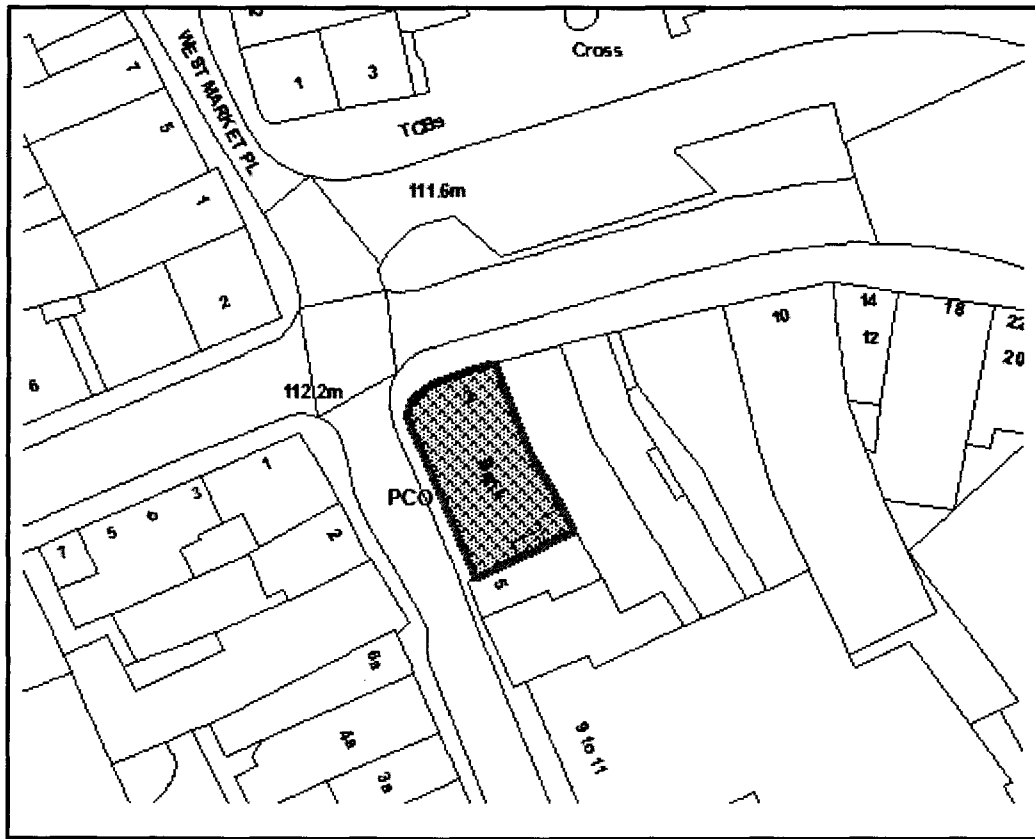
**H S B C
2 Market Place
Cirencester
Gloucestershire
GL7 2NS**

Item No 13:-

**Replacement external ATM and associated works
at H S B C
2 Market Place Cirencester**

Full Application 15/00832/FUL (CT.2547/W)	
Applicant:	HSBC Banking PLC
Agent:	HLN Architects Ltd
Case Officer:	Joanna Lishman
Ward Member(s):	Councillor Joe Harris
Committee Date:	10th June 2015

Site Plan



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RECOMMENDATION: REFUSE

Main Issues:

- (a) Impact on Special Architectural and Historic Interest of a Listed Building.
- (b) Impact on the character and appearance of the Conservation Area.

Reasons for Referral:

Ward Members Cllr Harris and Cllr Searles requested this be presented to Committee as they consider the proposal does not harm the fabric of the building and that the benefits out way the harm.

1. Site Description:

The application site is HSBC bank within Cirencester's Market Place. The application relates to the external ATM machine.

The site is a Grade II Listed Building located within Cirencester Town Conservation Area. The site is within a Development Boundary as designated in the Cotswold District Local Plan 2001-2011.

2. Relevant Planning History:

An ATM was first permitted in this location in 1972 (CD2547/A), and it was at this time that the original window sill and the railings were breached, and a step cut into the stereobate (the continuous plinth upon which the columns sit). There have been numerous subsequent applications for minor alterations, but the overall arrangement has changed little since.

3. Planning Policies:

NPPF National Planning Policy Framework
LPR15 Conservation Areas
LPR42 Cotswold Design Code

4. Observations of Consultees:

Conservation Officer - incorporated into the Officer's Assessment.

5. View of Town/Parish Council:

Members objected to the external ATM works. Whilst appreciating the need to provide this facility, there are other ATMs in the area and the proposals would diminish the attractive façade of this building.

6. Other Representations:

None at the time of writing.

Applicant's Supporting Information:

Heritage Statement

8. Officer's Assessment:**Proposal**

The applications seek planning permission for a new ATM to be installed in the same location as the existing machine, with adjustments to the aperture of the machine, and works to include removal of stone up-stand and plinth to allow for the ATM to meet DDA compliance.

(a) Impact on Special Architectural and Historic Interest of a Listed Building

The application site comprises 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 Building and Conservation Areas) Act 1990.

Section 12 of the National Planning Policy Framework asks that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 132 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also states that significance can be harmed through alteration or development within the setting. Paragraph 134 states that where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm should be weighed against the public benefits of those works.

Stereobate:

The current proposal is to lower the ATM, to facilitate wheel-chair access, but includes the cutting out of the remainder of stereobate and its associated railings for the entire width of this intercolumniation (the gap between the two columns).

As well as constituting primary historic fabric, the stereobate (definition: the foundation or base upon which a building or the like is erected) comprises a fundamental part of the elevational design of the building; it is the visual plinth upon which the engaged Doric columns rest, and in classical architecture is as fundamental to the composition of the columns as the entablature that they support.

Whilst this portion of the stereobate has already been compromised by the present step, further and more extensive erosion would only exacerbate the existing level of harm.

Additionally, the removal of the remainder of the stereobate and its associated railings would further visually distinguish this bay of the building from the originally matching bays, both to the left, and on the return façade, thus further harmfully eroding the simplicity of the original composition, which had only two types of bay, the window bay, that was repeated five times, and the curved door bay on the corner.

Consequently the further removal of the stereobate and associated railings would harm the character of the listed building.

ATM:

The principle of lowering the ATM is, in itself, uncontentious; however it would entail further disruption to the historic fabric of the wall, it is not proposed to remove any of the large stone insertion that was installed the original ATM, nor to align the ATM in any way to respect the architectural design of the building, to provide some mitigating conservation benefit. Inserting the ATM very slightly (around 100 mm) lower than is currently proposed would allow both for the removal of the late-20th-century stone box, and the reinstatement of the window sill to its historic form.

(b) Impact on the character and appearance of the Conservation Area

The site lies within the Cirencester Town Centre Conservation Area, wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

In addition to Section 12 of the NPPF as mentioned above, the following policies are also relevant in this application;

Policy 15 of the Cotswold District Local Plan states that development within or affecting a conservation area must preserve or enhance the character or appearance of the area as a whole, or any part of that area. It states that development will be permitted unless: it involves the demolition of a building, wall or other structure that makes a positive contribution; new or altered buildings are out-of-keeping with the special character or appearance of the area in general or in a particular location (in siting, scale, form, proportions, design or materials); or there would be the loss of open spaces that make a valuable contribution.

Policy 42 of the Local Plan requires that development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of the Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship.

The Conservation Officer is of the view that the further removal of the stereobate and associated railings would harm the character and appearance of the surrounding Conservation Area, thus failing to preserve their significance as designated heritage assets, having regard to Local Plan Policies 15 and 42 and guidance set out in Section 12 of the NPPF.

9. Conclusion:

In conclusion, the proposed alterations, by reason of their design and physical impact, would further erode the classical architectural composition of the historic façade, harming the character and special interest of the listed building, and unsuccessfully preserving or enhancing the character and appearance of the surrounding conservation area, thus failing to sustain the significance of either designated heritage asset. The proposal therefore conflicts with Section 12 of the NPPF, and Policies 15 and 42 of the Cotswold Local Plan.

10. Reasons for Refusal:

The proposed alterations, by reason of their design and physical impact, would further erode the classical architectural composition of the historic façade, harming the character and special interest of the listed building, and unsuccessfully preserving or enhancing the character and appearance of the surrounding conservation area, thus failing to sustain the significance of either designated heritage asset. The proposal therefore conflicts with Section 12 of the N.P.P.F., and Policies 15 and 42 of the Cotswold Local Plan.