

Item No 11:-

15/01018/FUL (CT.2255/Y)

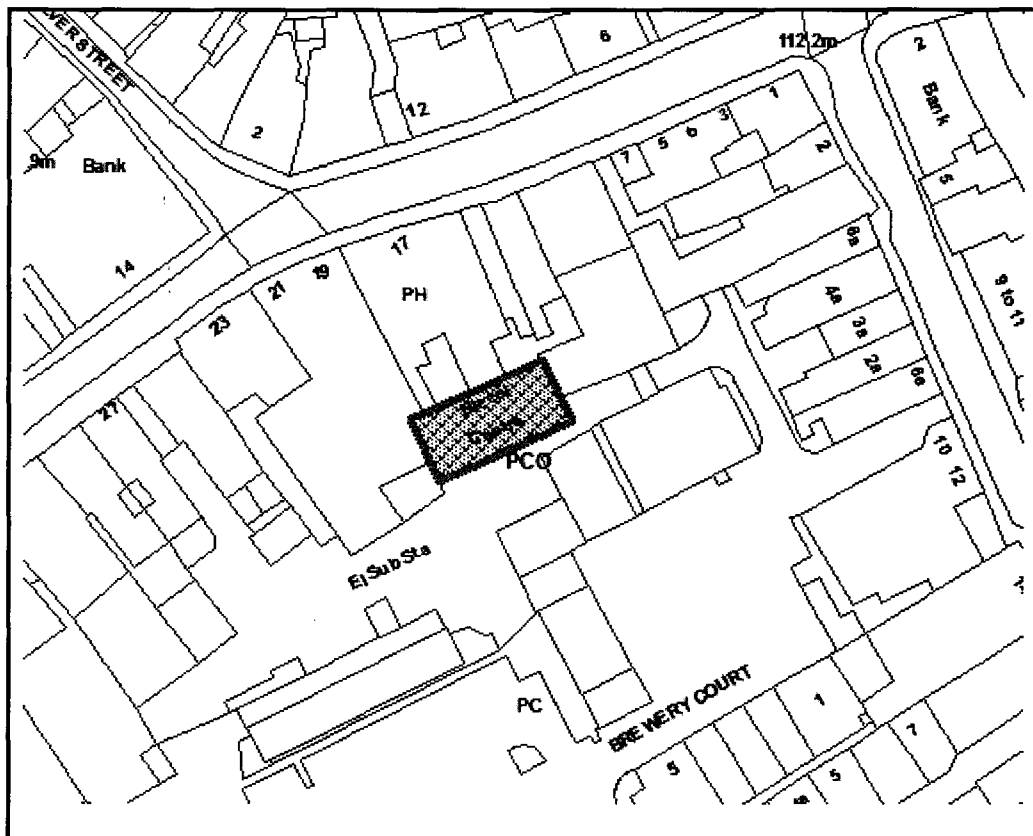
**The Niccol Centre
Cricklade Street
Cirencester
Gloucestershire
GL7 1JH**

Item No 11:-

Variation of Condition 2 (Approved drawings) of planning permission ref. 14/00270/FUL (Change of use of building to Youth Hostel with associated external alterations) to amend elevational design at The Niccol Centre Cricklade Street Cirencester

Full Application 15/01018/FUL (CT.2255/Y)	
Applicant:	New Brewery Arts
Agent:	Potter & Holmes Architects
Case Officer:	Mike Napper
Ward Member(s):	Councillor Jenny Hincks
Committee Date:	10th June 2015

Site Plan



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RECOMMENDATION: PERMIT

Main Issues:

(a) Impact upon character and appearance of Conservation Area and other heritage assets.

Reasons for Referral:

Although on a long-term lease to the applicant, the building is owned by Cotswold District Council and therefore, under the adopted Scheme of Delegation, the application must be determined by the Committee.

1. Site Description:

The site lies between Castle Street and the Brewery Car Park and is currently part of and adjoins the New Brewery Arts complex. The building is of vernacular 19th Century stone-built construction and was originally a warehouse associated with the former brewery, but was converted to a 70 seat theatre in the 1980s. It is situated within Cirencester's Development Boundary and is within the town's Commercial Centre, as defined within the Cotswold District Local Plan. The site is part of a site-specific Local Plan policy, Policy CIR.5 (Land Adjacent to Brewery Car Park).

The Niccol Centre also 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 above Act. The Cirencester Town Centre Character Appraisal and Management Plan 2008 identifies the Niccol Centre as a positive building within the Conservation Area. There are nearby listed buildings. These include the adjacent properties to Castle Street (Nos. 15 to 21). The Local Planning Authority is statutorily required to have special regard to the desirability of preserving the setting of these buildings, in accordance with Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990. There are also historic unlisted buildings and structures affected by the proposed development that, whilst forming part of the larger designated heritage asset of the Conservation Area, are also identified as non-designated heritage assets in their own right. These include the other buildings of the Brewery Arts complex. A mature cherry tree is situated near to the entrance and makes a positive contribution to the Conservation Area. The application site also lies within an area of well-established archaeological sensitivity, although it is not part of the nearby Scheduled Ancient Monument.

2. Relevant Planning History:

14/00270/FUL Change of use of building to Youth Hostel with associated external alterations: Permitted 16.05.14.

3. Planning Policies:

NPPF National Planning Policy Framework
LPR15 Conservation Areas
LPR42 Cotswold Design Code
LPR46 Privacy & Gardens in Residential Development

4. Observations of Consultees:

Conservation Officer: Views incorporated within Officer's Assessment.

5. View of Town/Parish Council:

Cirencester Town Council: Support.

6. Other Representations:

None.

7. Applicant's Supporting Information:

None relevant

8. Officer's Assessment:

The application is made under Section 73 of the Town & Country Planning Act 1990, which allows for the variation of conditions imposed by previous permission. Paragraph 031 of the National Planning Policy Guidance (NPPG) states that "In deciding an application under section 73 [i.e. for a variation of condition], the local planning authority must only consider the disputed condition/s that are the subject of the application - it is not a complete re-consideration of the application...In granting permission under section 73 the local planning authority may also impose new conditions - provided the conditions do not materially alter the development that was subject to the original permission and are conditions which could have been imposed on the earlier planning permission".

In this case, permission has been granted for the change of use of the Niccol Centre to youth hostel accommodation in May 2014. The latter permission involved external alterations to the building, which were approved by a series of drawings under Condition 2. The approved drawings are attached to this report for purposes of comparison. Amendments to those drawings are now proposed comprising the omission of a front porch extension, revised window positions and detailing, including two additional new openings in the publicly prominent front (south) elevation, and a reduction in rooflights.

(a) Impact upon character and appearance of Conservation Area and other heritage assets

Section 7 of the NPPF requires good design. Paragraph 58 states that decisions should ensure that developments: function well in the long term and add to the overall quality of an area; establish a strong sense of place, creating attractive and comfortable places; and respond to local character and history, reflecting the identity of the surroundings and materials, whilst not stifling innovation. Paragraph 61 that connections between people and places, with the integration of new development into the built and historic environment.

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 135 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account and that a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset.

Policy 15 of the Local Plan states that development must preserve or enhance the character or appearance of the area as a whole, or any part. It states that development will be permitted if it can be demonstrated that the proposals can help an area to remain alive and prosperous, without compromising its character or appearance. It also seeks to ensure the protection of existing trees that are important to the character and appearance of conservation areas.

Policy 18 requires that the siting, appearance and scale of the development respects the traditional form, character and appearance of a settlement, and would cause no significant adverse environmental or visual harm to the site or its surroundings.

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.

Officers have no objections to the changes to the amendments to the elevations of this conversion scheme. It is no longer intended to include the front two storey porch extension. Although this had a warehouse type character, retaining the simpler form of the original building, and a simpler relationship to surrounding structures and spaces, is welcomed.

The proposed fenestration has been altered to a larger number, but deeper, windows. These would retain a warehouse-type character, with the arched brick surrounds and simple vertical glazing divisions, reflecting an approach elsewhere in the Brewery complex. The rear elevation fenestration is more consistent with this than previously approved and there are also fewer rooflights, which is positive. There would be no material impact on the privacy of any neighbouring properties, having regard to Local Plan Policy 46.

9. Conclusion:

The amended proposals would preserve the character and appearance of the conservation area, and the setting of nearby listed buildings. The significance of these designated heritage assets, as well as the significance of the Niccol Centre itself as a non-designated heritage asset, would be sustained. The proposals therefore accord with Sections 72(1) and 66(1) of the Planning (LBCA) Act 1990, Section 12 of the NPPF and policies 15 and 42 of the Local Plan.

10. Proposed conditions:

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Drawing numbers: L(- -) 03 Rev.K; L(--) 05 Rev.J; L(- -) 08 Rev.A; L(- -) 10 Rev.D; L(--) 11 Rev.C and L(- -) 16 Rev.E

The application site shall be used only for Youth Hostel accommodation (a sui generis use) and for no other purpose, including any other purpose in Class C1, C2 or C2A of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or the equivalent to that Class in any statutory instrument amending or replacing the 1987 Order or any other change of use permitted by the Town and Country Planning (General Permitted Development) Order 1995.

Reason: It is essential that the Local Planning Authority retains control over the use of the development because an alternative use would require further consideration of potential impacts, in accordance with Cotswold District Local Plan Policy 18 and paragraphs 203 and 206 of the NPPF.

In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination CLR 11 and, where remediation is necessary, a remediation scheme shall be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

Reason: To prevent pollution of the environment in the interests of the amenity, in accordance with Cotswold District Local Plan Policy 5 and the associated provisions of the NPPF.

Prior to the development being brought into use, all flue, extract and soil vent pipe terminals shall be installed with a matt black finish and shall thereafter be permanently maintained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan policies 15 and 42 and the provisions of the NPPF.

No alterations to the exterior of the building shall commence until the design and details of the reveals, sills, external doors, and rooflights have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan policies 15 and 42 and the provisions of the NPPF.

No windows shall be installed until samples of all of the proposed external woodwork finishes have first been submitted to and approved in writing by the Local Planning Authority. The external woodwork shall be finished and thereafter retained as approved.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan policies 15 and 42 and the provisions of the NPPF. The colour of the finish of the external woodwork will have a material effect on the appearance of the proposed development.

No alterations to the exterior of the building shall start until a sample of the proposed bricks for the window surrounds have been approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policies 15 and 42, and the provisions of the NPPF, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

The new rooflights shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflights are located and the frames shall be in a matt black finish. The approved rooflights shall be permanently maintained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan policies 15 and 42 and the provisions of the NPPF.

The materials to be used for the roof of the development hereby permitted shall be of natural blue slate to match those used in the existing building.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policies 15 and 42, the development hereby permitted is completed in a manner appropriate to the site and the surrounding Conservation Area.

New stonework to be used in the blocking up of existing openings shall be of the same stone type, colour and sizes as the existing stonework, mortar mix and pointing.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan policies 15 and 42 and the provisions of the NPPF.

No demolition within the site shall take place until the applicant has secured the implementation of a full photographic internal and external record (including later technical installations) of the former theatre in accordance with a written scheme of investigation (English Heritage Level Three1) which shall be submitted by the applicant and approved in writing by the local authority in consultation with The Theatres Trust.

Reason: To ensure that a proper record is made of the building prior to its demolition, and that the information is made available to the appropriate statutory bodies, in accordance with the provisions of the NPPF and Cotswold District Local Plan Policy 32.

With the exception of paragraph 6.3.3.1 ('Temporary Ground Protection within RPAs') of the report, the works shall be completed in accordance with the arboricultural recommendations laid out in the consultancy report 'BS5837 Tree Protection Method Statement', dated 12th May 2014. All of the recommendations (with the exception of those within paragraph 6.3.3.1 of the report) shall be implemented in full according to any timescales laid out in the recommendations, unless otherwise agreed in writing by the Local Planning Authority. Prior to commencement of the external works, an amendment to paragraph 6.3.3.1 of the 'Tree Protection Method Statement' shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the retained/protected tree/s in accordance with Cotswold District Local Plan Policies 10 and 45.

Prior to the commencement of any external works on site (including demolition and site clearance), the tree protection as detailed on the 'Tree Retention and Tree Protection Plan', dated 12th May 2014, (contained within the 'BS5837 Tree Protection Method Statement', dated 12th May 2014) shall be installed in accordance with the specifications set out within the plan and BS5837:2012 'Trees in relation to design, demolition and construction - recommendations' and shall remain in place until the completion of the construction process. No part of the protection shall be removed or altered without prior written approval of the Local Planning Authority. Prior to commencement, full details of the ground protection to be used and its location shall be submitted to and agreed in writing by the Local Planning Authority.

Fires on site should be avoided if possible. Where they are unavoidable, they should not be lit in a position where heat could affect foliage or branches. The potential size of the fire and the wind direction should be taken into account when determining its location, and it should be attended at all times until safe enough to leave. Materials that would contaminate the soil such as cement or diesel must not be discharged within 10m of the tree stem. Existing ground levels shall remain the same within the Construction Exclusion Zone and no building materials or surplus soil shall be stored therein. All service runs shall fall outside the Construction Exclusion Zone unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the retained/protected tree/s in accordance with Cotswold District Local Plan Policies 10 and 45.

Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy 45.

Prior to any pruning of the existing Wild Cherry tree at the front of the building, a full specification for the proposed pruning shall be submitted to and approved by the Local Planning Authority

321

15/01018/FUL
NICCOL CENTRE,
CIRENCESTER

STANDARD REFERENCES

ABBREVIATIONS

ah	apex height	il	invert level
bh	beam height	mh	manhole
ch	ceiling height	rad	radiator
cl	cover level	rep	rainwater pipe
cau	ceiling slopes up	ah	all height
dh	door height	aph	spring height
fch	false ceiling ht.	syp	soil vent pipe
f	floor level	utr	unable to raise
hh	head height	vih	vent head height
ic	inspection cover	vp	vent pipe
(118.11)+	beam level	veh	vent all height

Notes

1. This survey has been computed and drawn about an arbitrary grid.
2. All levels are in metres and relate to an A.S. Bench Mark situated on the Building Control Office site, 100m from Church Street & Silver Street with a value of 112.19m.
3. This survey was measured for a scale of 1:50, any subsequent enlargements should be verified on site.

Revisions

Anthony Brookes Surveys Ltd
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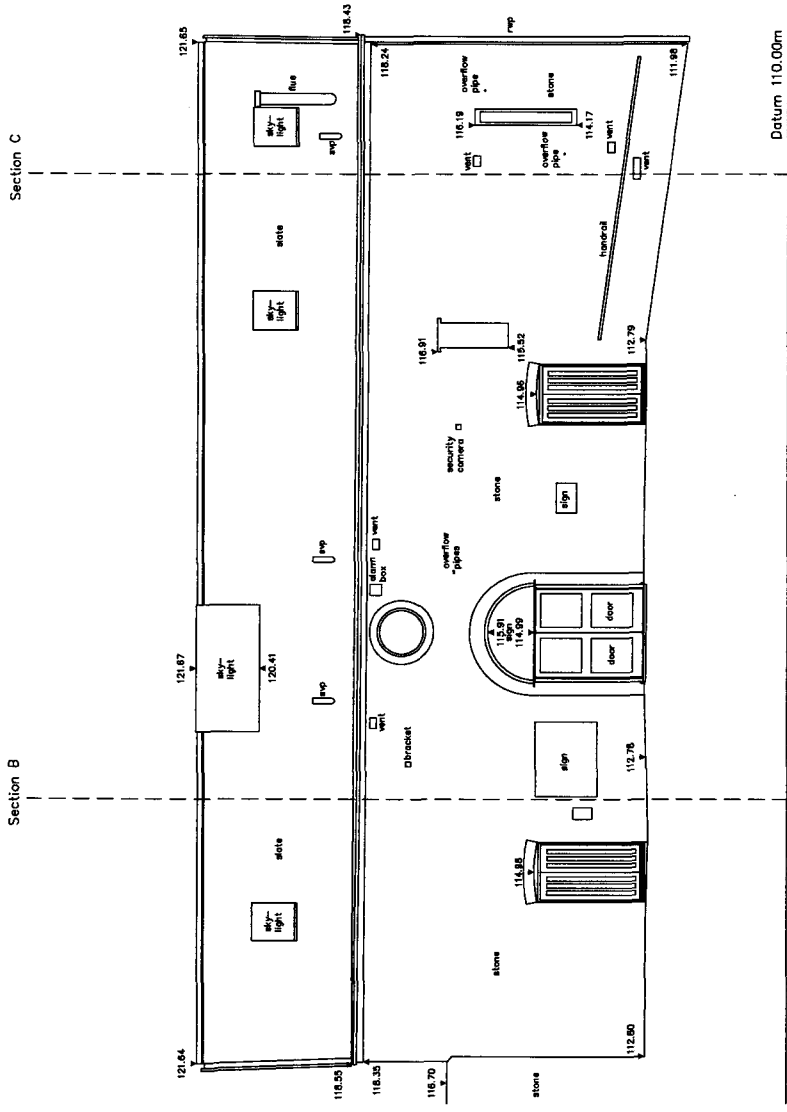
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Surveyed J.P. Marshall Date Dec 2018
Drawn J.P. Marshall Checked P. Roberts

Drawing Title
Front Elevation
Theatre Block
New Brewery Arts
Brewery Court, Cirencester

Client
Potter & Holmes Architects
Suite V, St Aldate's Court
2 St Aldate Street
Gloucester, GL1 1RP

Drawing No. 742/7569/5A
Scale A
1:100



South Elevation

EXISTING FRONT ELEVATION.

15/01018/FUL
NICCOL CENTRE,

322

STANDARD REFERENCES

ABBREVIATIONS

ah	apex height	il	invert level
bh	beam height	mh	muntin hole
ch	ceiling height	rad	radiator
cl	cover level	rep	rainwater pipe
clw	ceiling slope up	sh	soil height
dh	door height	sp	springs height
fdh	false ceiling ht.	syp	soil vent pipe
fl	floor level	ut	unable to raise
hh	head height	vh	vent head height
ic	inspection cover	vp	vent pipe
(116.11)	+ beam level	veh	vent all height

Notes

1. This survey has been computed and drawn about an arbitrary grid.
2. All levels are in metres and relate to an A.S. Bench Mark, situated on the building corner, the north being the street front & Silver Street with a value of 112.19m.
3. This survey was measured for a scale of 1:50, any subsequent enlargements should be verified on site.

Revisions



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Survised J.P. Marshall Date Dec 2014
Drawn J.P. Marshall Checked P. Roberts

Drawing Title
Rear Elevation
Theatre Block
New Brewery Arts
Brewery Court, Cirences

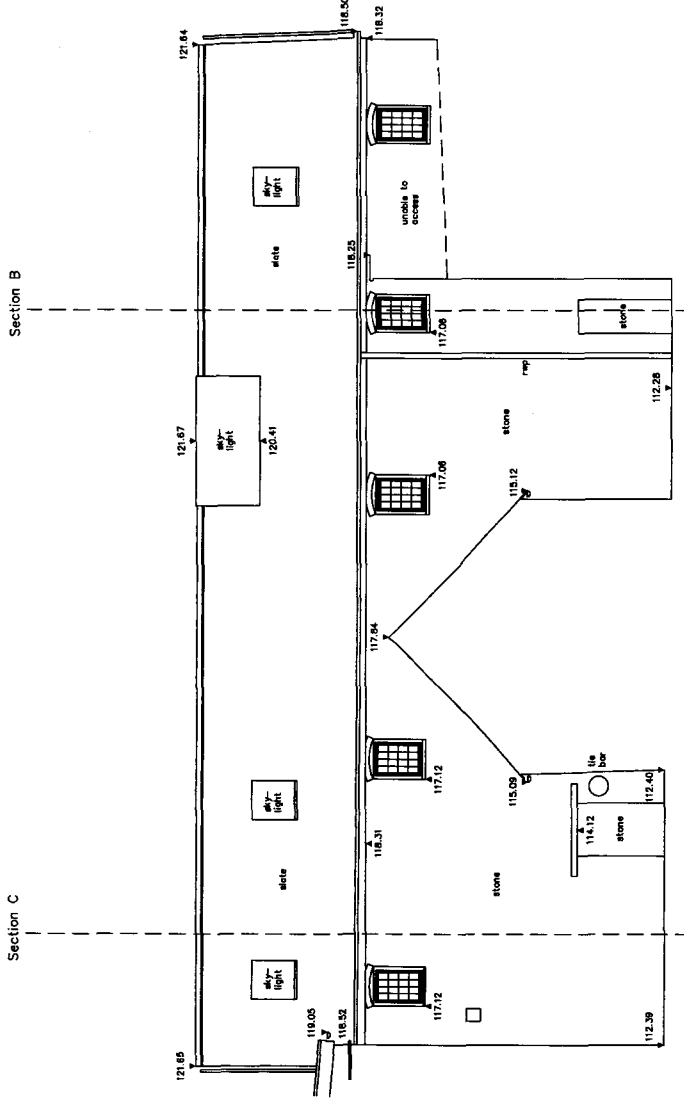
Client
Potter & Holmes Architects
Suite V, St Aldate's Court
2 St Aldate Street
Gloucester, GL1 1RP

Drawing No. 742/7569/5B
Scale A4
1:100

EXISTING REAR ELEVATION.

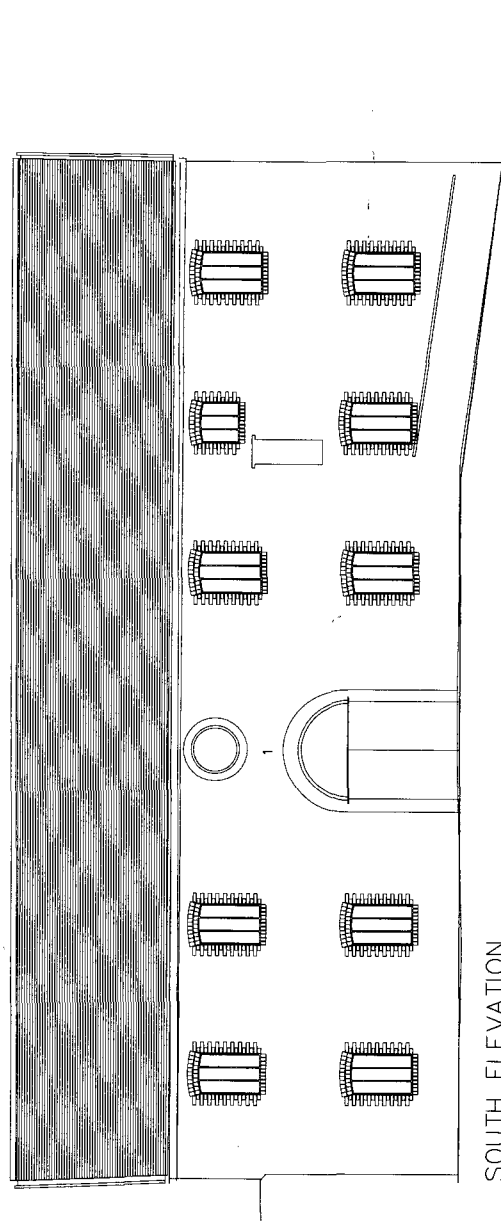
North Elevation

Datum 110.00m



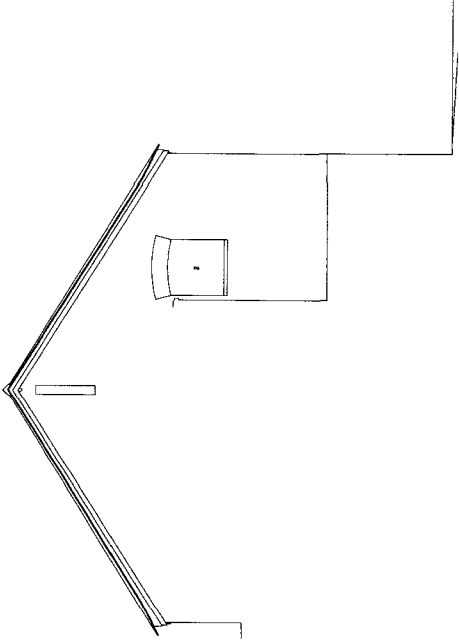
325

15/01018/FUL.
NICCOL CENTRE,
CIRENCESTER.

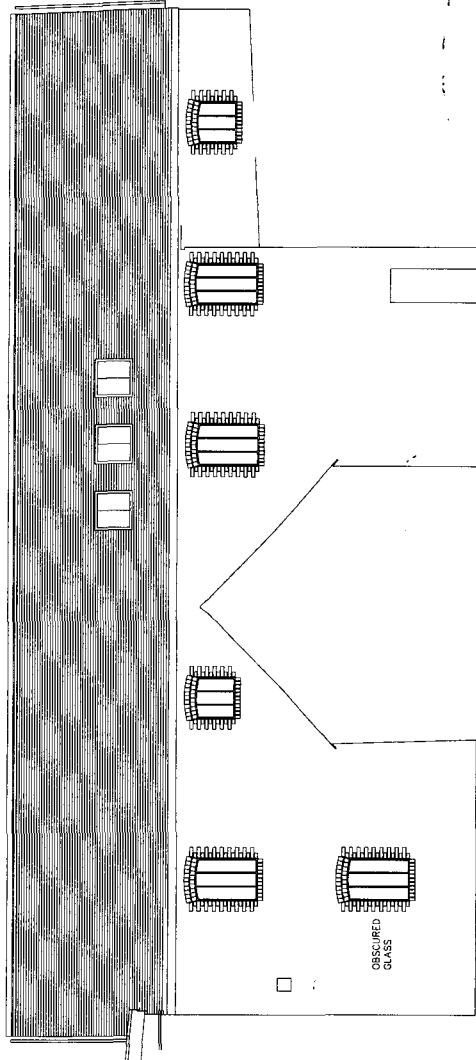


SOUTH ELEVATION

1 ASHLAR STONE DRESSED OPENINGS RETAINED

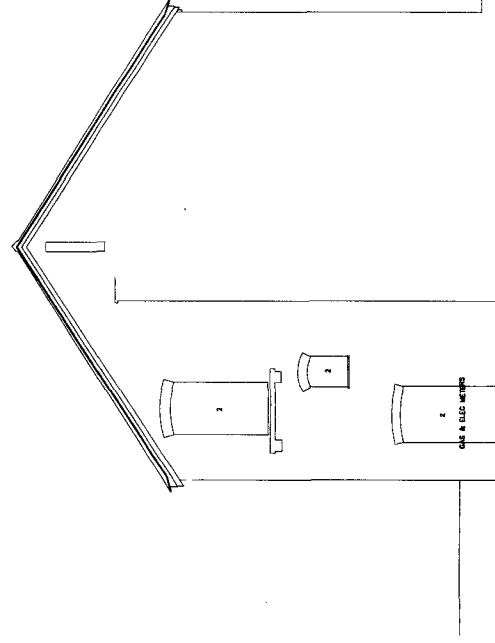


WEST ELEVATION



NORTH ELEVATION

OBSCURED GLASS



EAST ELEVATION

C.A.D. INFORMATION
 DRAWING NUMBER: A-153114 TA
 DRAWN BY: J. BARNES
 CHECKED BY: J. BARNES
 PLOTTED FOR: PLOT DATE: CHECKED: TA

REVISIONS
 A-153114 TA GENERAL UPDATES
 B-241114 TA FIRST FLOOR WINDOW AMENDMENTS
 C-181214 TA REMOVAL OF PV PANELS ON THE SOUTH ELEVATION
 D-140115 TA GENERAL UPDATES
 E-220115 TA SOUTH ELEVATION AMENDMENTS

POTTER & HOLMES ARCHITECTS
 PROPOSAL ELEVATIONS
 NEW BREWERY ARTS YOUTH HOSTEL
 BREWERY COURT, CIRENCESTER GL7 7JH
 SCALE: 1:250 A1
 DATE: 16.11.14
 DRAWING NO: 153114
 REV: 1

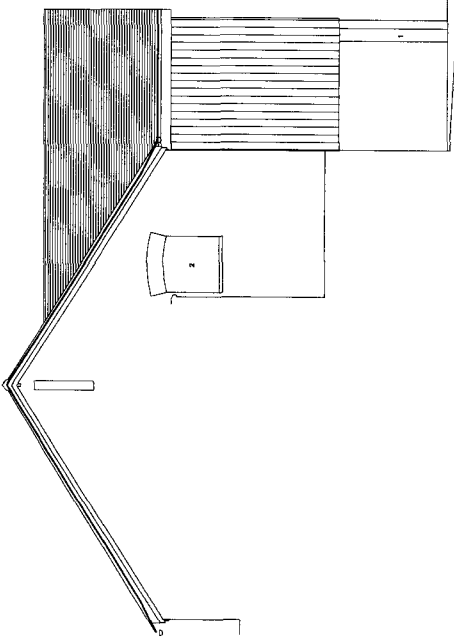


AMENDED ELEVATIONS (PROPOSED)

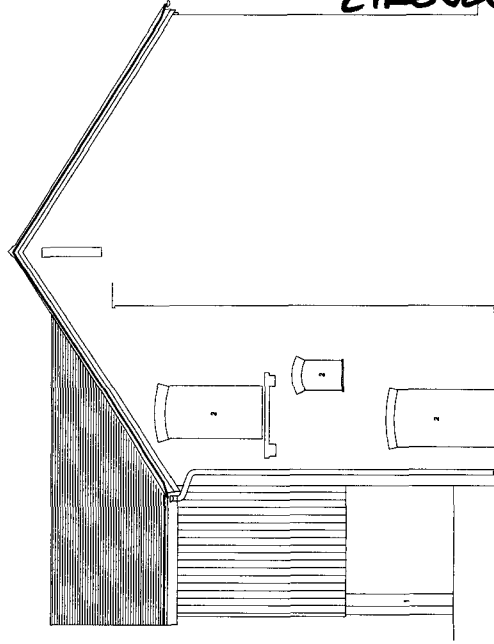
www.potterandholmes.com

324

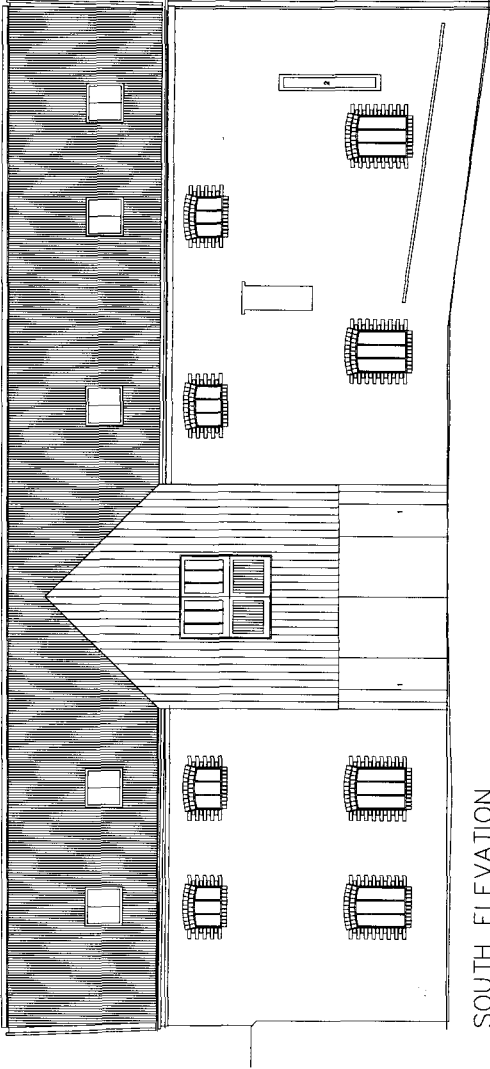
14/01018/FUL.
NICCOL CENTRE,
CIRENCESTER.



WEST ELEVATION

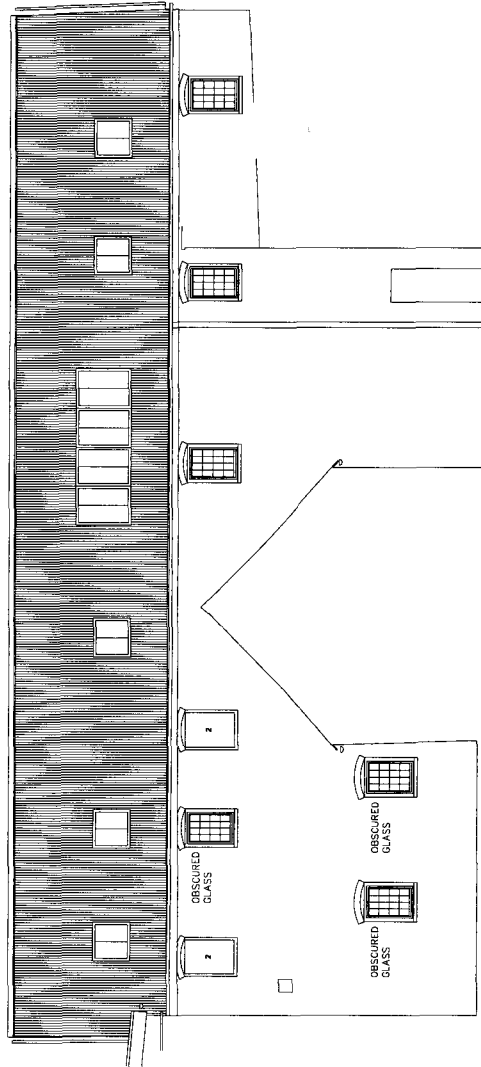


EAST ELEVATION



SOUTH ELEVATION

- 1 CIRCULAR TIMBER COLUMN SET BEHIND FRAMELESS GLAZING SCREEN AND DOORS
- 2 INFILLED OPENING WITH RECESSED STONE WORK



NORTH ELEVATION

C.A.D. INFORMATION		DRAWN BY	
11/04/2014	13/03/14	A 21.01.14 PH	PH
PLOTTED FOR	PLOTTED DATE	OBSCURED GLASS TO REAR	OBSCURED GLASS
11/04/2014	13/03/14	B 13.03.14 SC	SC
		GENERAL UPDATE	

REVISIONS	
A	21.01.14 PH
B	13.03.14 SC
GENERAL UPDATE	



POTTER & HOLMES - ARCHITECTS			
NEW BREWERY ARTS YOUTH HOSTEL			
BREWERY COURT, CIRENCESTER GL1 7JH			
PROPOSAL	DATE	DWG. NO.	REV.
ELEVATIONS	13.03.14	PHS	B
SUITE V, 2 ST. AIDATE ST. GLAUCONCESTER GL1 1JF TEL: 01452-528330			

**ELEVATIONS AS APPROVED
UNDER 14/00270/FUL.**