

Item No 08:-

17/04976/FUL

**Cotswold Heritage Centre
Old Prison
Fosseway
Northleach
Cheltenham
Gloucestershire
GL54 3JH**

Item No 08:-

**Replacement of glazing to the glazed links at Cotswold Heritage Centre Old Prison
Fosseway Northleach Cheltenham Gloucestershire GL54 3JH**

Full Application 17/04976/FUL	
Applicant:	Friends Of The Cotswolds
Agent:	Rees Bolter Architects
Case Officer:	Hannah Minett
Ward Member(s):	Councillor Chris Hancock
Committee Date:	14th February 2018
RECOMMENDATION:	PERMIT

Main Issues:

(a) Impact on listed building and character and appearance of the site

Reasons for Referral:

The application has been referred to Planning Committee for determination because the Council have financial interest in the land.

1. The Site and Proposal:

The Old Prison was designed by Sir William Blackburn and built in 1792, then extended in the early C19. It is a grade II* listed building. The building is constructed of coursed and dressed limestone with a slate roof. The building has a 'D'-shaped plan with the principal range comprising the rectangular central block built in 1792 which originally formed the governor's house linked to smaller blocks which probably date from 1820 via a high natural stone curtain wall. The latter forms the rear wall of the lean-to glazed areas which were added in the late C20.

The scheme proposes to remove and replace the glazed linking sections between the main block and the later historic buildings set either side of the latter. The works will also involve the replacement of the existing glazed sliding doors to the front elevation of the building which are set within a later opening.

2. Relevant Planning History:

10/01217/LBC - Re-roofing of glazed areas. Permitted

10/01176/LBC - Replacement of two external doors, insertion of new timber floor and installation of secondary glazing. Permitted

05/03018/LBC - Installation of suspended ceiling, toilets, kitchen facilities, extraction units, modifications to glazed roof, partial internal refurbishment, security barriers to open display area and installation of boiler and associated flues within exhibition bays, and an oil storage tank. Permitted

05/03103/FUL - Provision of office accommodation in former gallery on the first floor of the building, provision of café facility in south gallery and modification of outside bays and installation of boiler and associated flues, and oil storage tank. Permitted

01/00698/FUL & 01/00699/LBC - Proposed flat roof and arched ceilings to cell block. Permitted

3. Planning Policies:

NPPF National Planning Policy Framework
LPR42 Cotswold Design Code

4. Observations of Consultees:

Historic England: No comment

Conservation Officer: Approve. Full comments can be read in the main body of the report.

5. View of Northleach Town Council:

No objection.

6. Other Representations:

None

7. Applicant's Supporting Information:

Heritage Statement

8. Officer Assessment:**Policy and Legislation**

The site is a grade II* listed building, therefore the Local Planning Authority is 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 66(1) 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 131 sets out that 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 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 is weighed against the public benefits of those works.

Section 7 of the NPPF requires good design. Similarly, Local Plan Policy 42 requires development to be sustainable and designed in a manner that respects the character, appearance and local distinctiveness of Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship.

The emerging policies of the Cotswold District Draft Local Plan 2011-2031 Submission Draft Regulation 19 (the Emerging Local Plan) cannot yet be afforded significant weight but the policy is still a material consideration. Emerging Policy EN2 is consistent with the current Local Plan Policy 42 but refers to an updated of the Saved policies.

Officer Assessment

The existing glazed screens comprise of modern fabric which was installed in the late C20 and which are of no historic or architectural interest. Therefore no objections are raised to the removal of these or to their replacement with suitably designed new screens. The existing glazing is supported on a steel frame which will be retained. The glazing which is single glazed and leaking in places is thermally inefficient. The existing rear doors which are set within the screens and allow access to the garden and yard at the rear of the building are stiff, heavy and difficult to open.

The proposed new glazing will closely follow the form of the existing structure. The roof will follow a similar pattern to the existing using slightly bulkier glazing bars. The vertical glazing bars which would be visible from the rear yard and garden will be set further apart from the existing which will increase the overall transparency of the structure. This would alter the character and appearance of the glazing to some degree, however would result in a simplified appearance and would improve the efficiency and transparency of the glazing which is welcomed.

The glazing bars will be finished in a colour to be agreed in order to minimise their impact. These will be constructed of powder coated aluminium which is acceptable and in keeping with the character of the building. All of the design changes proposed will result in benefits in terms of the use of the building and none of these will result in any harm to the character of the listed building. It is considered that the replication of the simple form and design of the glazed links will result in these elements not competing with the architectural quality and hierarchy of the historic blocks.

9. Conclusion:

The works proposed will preserve the special architectural and historic interest of the listed building in accordance with Section 66(1) of the 1990 Act. The significance of the designated heritage asset will be sustained and the alterations would respect the character and appearance of the existing building, in accordance with Sections 7 and 12 of the National Planning Policy Framework and Cotswold District Local Plan Policy 42.

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.

The development hereby approved shall be implemented in accordance with the following drawing number(s):

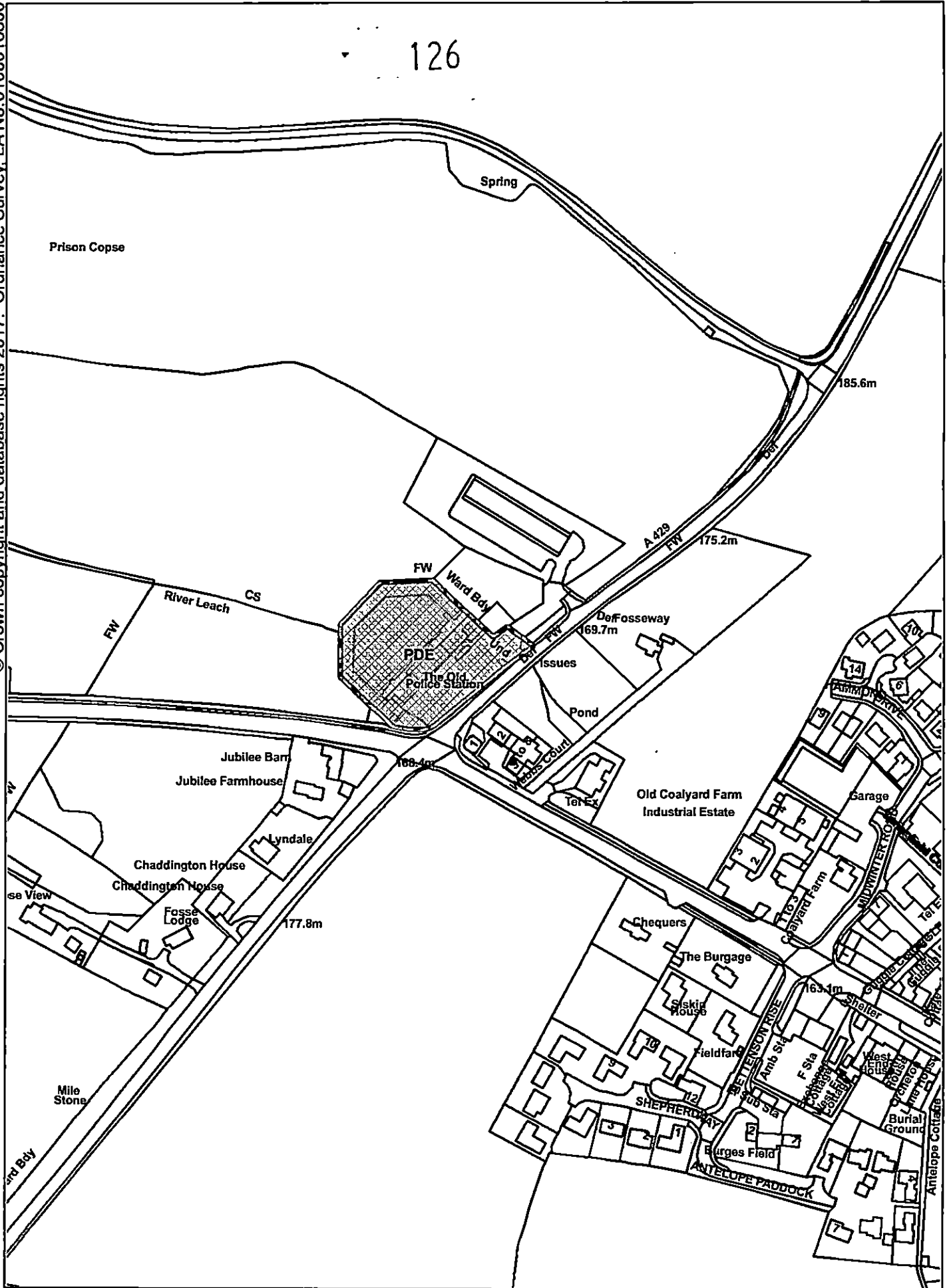
613/00, 613/01 (proposed) and 613/03

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

Prior to their installation, details and cross sections of the new screens and front door shall be agreed in writing by the Local Planning Authority and the works shall be carried out fully in accordance with the approved details.

Reason: To ensure that the items listed above are designed in a manner which is appropriate to the character of the building, in accordance Sections 7 and 12 of the National Planning Policy Framework.

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COTSWOLD
DISTRICT COUNCIL

COTSWOLD HERITAGE CENTRE OLD PRISON FOSSEWAY

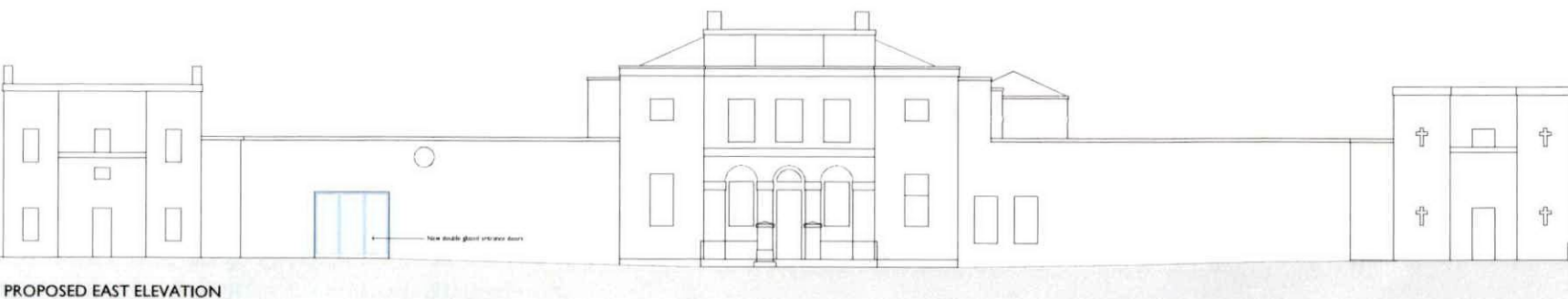
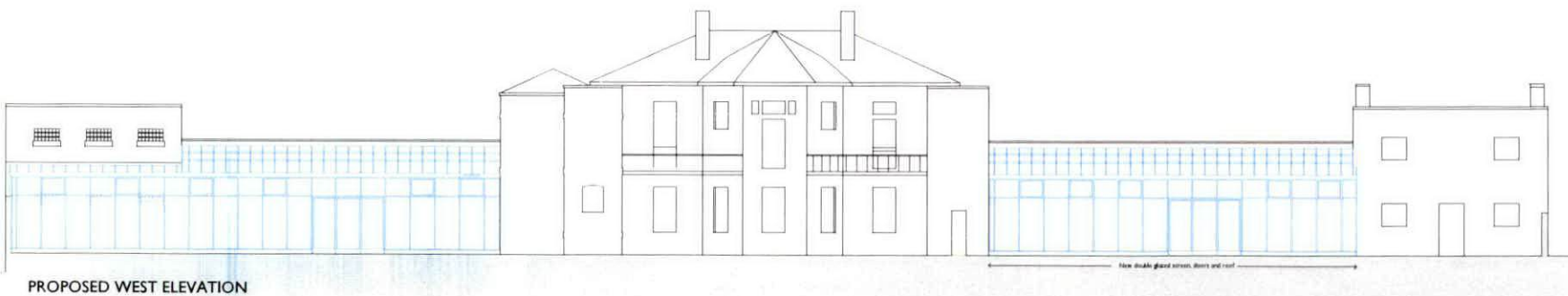
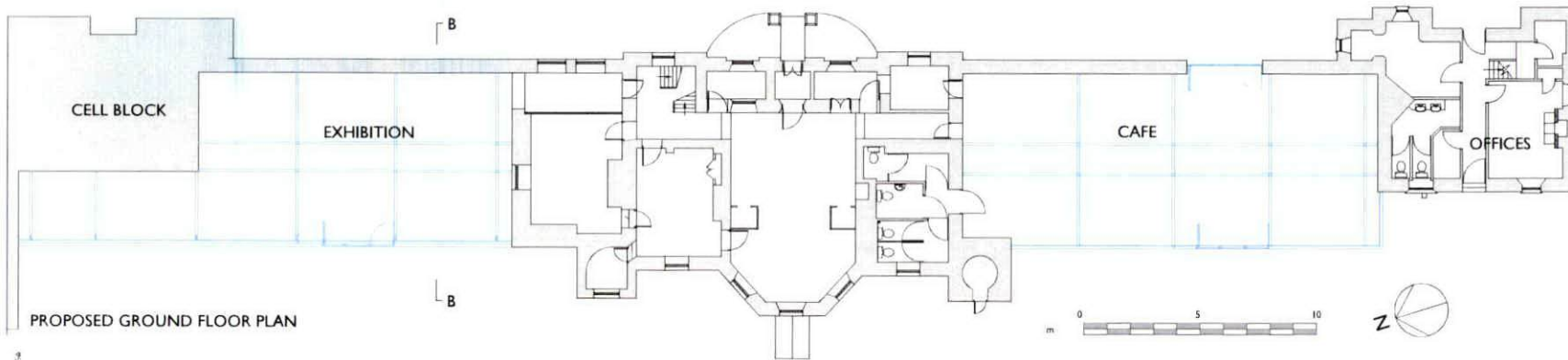
Scale: 1:2500

Organisation: Cotswold District Council

Department:

Date: 01/02/2018





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REVISIONS

DATE

DESCRIPTION

PROPOSED LAYOUT

PROJECT

REPLACEMENT GLAZING AT THE OLD PRISON, NORTHLEACH

CLIENT

FRIENDS OF THE COTSWOLDS

REES BOLTER
ARCHITECTS

NEW NORTH HOUSE
302 NEW NORTH ROAD LONDON N1 7BY
TEL: 020 7334 8347 FAX: 020 7334 8366

DATE	DRAWING NO.	DATE
	61301	OCT 17
DATE PUBLISHED		DRAWING CHECKED
		JB

NOT TO SCALE

