

Item No 12:-

18/02261/LBC

**Jacks
44 Black Jack Street
Cirencester
Gloucestershire
GL7 2AA**

Item No 12:-**Installation of new doorway to shop front and internal alterations at Jacks
44 Black Jack Street Cirencester Gloucestershire GL7 2AA**

Listed Building Consent 18/02261/LBC	
Applicant:	Relish Festive
Agent:	
Case Officer:	Clare Cambridge
Ward Member(s):	Councillor Mark Harris
Committee Date:	10th October 2018
RECOMMENDATION:	CONSENT

Main Issues:

(a) Design and Impact on Designated Heritage Assets

Reason for Referral

The property is owned by Cotswold District Council and therefore, under the adopted scheme of Delegation, it is necessary for committee to determine the application

1. Site Description:

The property is a cafe (use class A3: Restaurants and Cafes). Although the site is currently vacant, the building is a grade II listed building and the site is located within the Cirencester Town Centre Conservation Area. The site is identified as being a secondary Frontage area within the Cirencester Town Centre Local Plan boundary. The area has a number of listed buildings with small narrow roads. The area is mainly of retail or restaurant use.

2. Relevant Planning History:

93.00909 and 93.00908 for a three storey extension to link Abberley House with 44 Black Jack Street; change of use of Echo offices to shop/cafe; and associated alterations. Permitted on the 31st October 1994

3. Planning Policies:

NPPF National Planning Policy Framework

4. Observations of Consultees:

Conservation Officer: Comments incorporated within Officer's Assessment

5. View of Town/Parish Council:

Comments No objection to the new doorway, as the materials are appropriate to a listed building and would enhance the street scene. Also no objection to the internal works including removal of internal window panes and brick work under existing oak lintel, as the materials are appropriate to a listed building.

6. Other Representations:

No other representations have been received

7. Applicant's Supporting Information:

Drawings

8. Officer's Assessment:

The application seeks permission to install a new doorway, where a window currently exists, replace the door within the main cafe entrance, repair sash windows within the courtyard area, block two entranceways within the building adjacent to the courtyard and to remove a modern studwork partition.

Policy Considerations

Number 44 Black Jack Street 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 Building and Conservation Areas) Act 1990.

It lies within close proximity to, and within the setting of numerous other listed buildings. In considering whether to grant planning permission for development which affects a listed building or its setting, 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, in accordance with Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act, 1990.

It 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(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

National Policy

Section 16 of the revised National Planning Policy Framework requires that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 193 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. Paragraph 196 states that where a development proposal 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.

Local Policy***The Cotswold District Local Plan 2011-31.***

Policy EN1 states that new development should conserve the historic environment by ensuring the protection and enhancement of heritage assets and their settings, and that the design of proposals should complement the character of the area.

Policy EN10 reiterates the N.P.P.F.'s concern that great weight should be given to the conservation of heritage assets. It states that proposal that sustain the character, appearance and significance of designated assets will be permitted, but that proposals that would harm the

significance of an asset or its setting would not be permitted unless outweighed by mitigating public benefit.

Policy EN11 states that proposals that affect conservation areas or their settings would be permitted providing that, amongst other things; it would preserve or where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, and materials.

(a) Design and Impact on Designated Heritage Assets

The part of the building, where the double doorway will be installed, is a modern extension infilling two listed buildings. The change would retain the current doorway and widen the current oak lintel, stretching towards the historic building on the right. This would allow the insertion of the doors. The new double doors will be painted. Though the colour has not been detailed, this can be conditioned. Its design is simple and does not appear overbearing within its context. The scale of the doors does not look disproportionate within the street scene. Keeping a simple form, helps preserve the current historic interest, in regards to adjacent buildings. This modest design fills in a space but does not detract away from the historic merit of the property.

The replacement door for the main entrance to the cafe will be made of predominantly glass. Its design follows on from the window frames within the front of the cafe. Its simple design and form, compliments the existing windows and facade. This would not detract from its character and appearance. The replacement of the current single door to the cafe would help enhance its current appeal. The current door is modern and not in keeping with the current buildings design or historic context. The proposed door has a simple pane design, helping to maintain and preserve the character of the listed building.

Repairing the sash windows within the courtyard area, will help maintain the historic buildings character and appearance.

Blocking two entranceways within the building adjacent to the courtyard will not result in the removal of historic fabric of the building. The drawings submitted do not fully detail what material will be used or the finish, but officers are content that a condition can be used to confirm further information.

Removal of the modern studwork partition will help open the area making it more useable for the cafe. As the partition is a modern addition this would not alter the historic importance of the property.

9. Conclusion:

It is considered that the proposals would not be harmful to the heritage assets present and are in accordance with Section 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, section 16 of the NPPF.

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Proposed Plans and Elevations Drawing No. 752018 - 2 Rev A

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 the National Planning Policy Framework.

No new external doors or new lintels shall be installed/inserted in the development hereby approved until the door-furniture; materials and final finish/colours 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 1:20 with full size moulding cross section profiles, elevations and sections or profiles at 1:1. The development shall only be carried out in accordance with the approved details and retained as such at all times.

Reason: To ensure that the design of the aforementioned details 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. There are important details which need to be undertaken in a manner which ensures that they serve to preserve the special merit of the building.