

**Item No 11:-**

**18/02260/FUL**

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

## Item No 11:-

**Installation of new doorway to shop front at Jacks 44 Black Jack Street Cirencester Gloucestershire GL7 2AA**

<b>Full Application 18/02260/FUL</b>	
<b>Applicant:</b>	Relish Festive
<b>Agent:</b>	
<b>Case Officer:</b>	Clare Cambridge
<b>Ward Member(s):</b>	Councillor Mark Harris
<b>Committee Date:</b>	10th October 2018
<b>RECOMMENDATION:</b>	<b>PERMIT</b>

**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:**

\_EN10 HE: Designated Heritage Assets  
 \_EN2 Design of Built & Natural Environment  
 \_EN11 HE: DHA - Conservation Areas  
 NPPF National Planning Policy Framework  
 \_EC8 MainTown Centre Uses

**4. Observations of Consultees:**

Conservation Officer: comments incorporated within officers 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 for a new doorway to the shop front and replacement single door to the entrance of the café.

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.

#### *Policy Considerations*

Policy EC8 addresses main town centre uses and, inter alia, requires proposals to contribute to the quality, attractiveness and character of the settlement and the street frontage of the individual application sites.

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 states that great weight should be given to the conservation of heritage assets. It states that proposals 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 will 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.

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.

### **(a) Design and Impact on Designated Heritage Assets**

The proposed works is to install a new doorway, where a window currently exists and to replace the door within the main cafe entrance.

The part of the building where the double doorway will be installed, is a modern extension infilling between 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 would be painted. Though the detail of the colour has not been detailed, this can be conditioned. Its design is simple and in keeping with its context. The scale of the doors does not look disproportionate within the street scene.

The replacement door for the main entrance to the cafe will be made of predominantly glass. Its design continues the style of the window frames within the existing front of the cafe. Its simple design and form, complements the existing windows and facade. This would preserve its character and appearance.

The proposed design, scale, form, proportions would therefore respect the character and appearance of the existing building. The proposed works are considered to accord with the objectives of Cotswold District Local Plan Policy EN2 and the design considerations contained in Section 12 of the NPPF.

The double doors will be inserted into the more modern part of the listed building. The design is simple helping to preserve the current features to the front to the cafe. 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 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.

The proposed doorway would not appear unsympathetic in its position, given the current mixture of retail/restaurant/museum establishments within the vicinity. The proposed double doorway would be in keeping with the surrounding theme and does not detract from the character or appearance of the conservation area, due to its simple design and scale. Though the chosen material and colour has not been provided, this can be conditioned.

The proposed works are considered to accord with the objectives of Cotswold District Local Plan Policy EN11, as it preserves and enhances the character of the conservation area.

### **9. Conclusion:**

The proposal is considered to comply with national guidance and the relevant policies of the Development Plan. As such, officers consider that planning permission should be granted.

### **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):

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

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

No new external doors or new lintels shall be installed/inserted/constructed 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 the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2, EN10 and EN11.

18/02260/FUL + 18/02261/LBC



**JACKS 44 BLACK JACK STREET CIRENCESTER**

Scale: 1:750

Organisation: Cotswold District Council

Department:

Date: 27/09/2018



**COTSWOLD**  
DISTRICT COUNCIL





1818102260/FUL + 18102261/LBC



Scale: 1:1250  
Printed on: 27/9/2018 at 12:01 PM



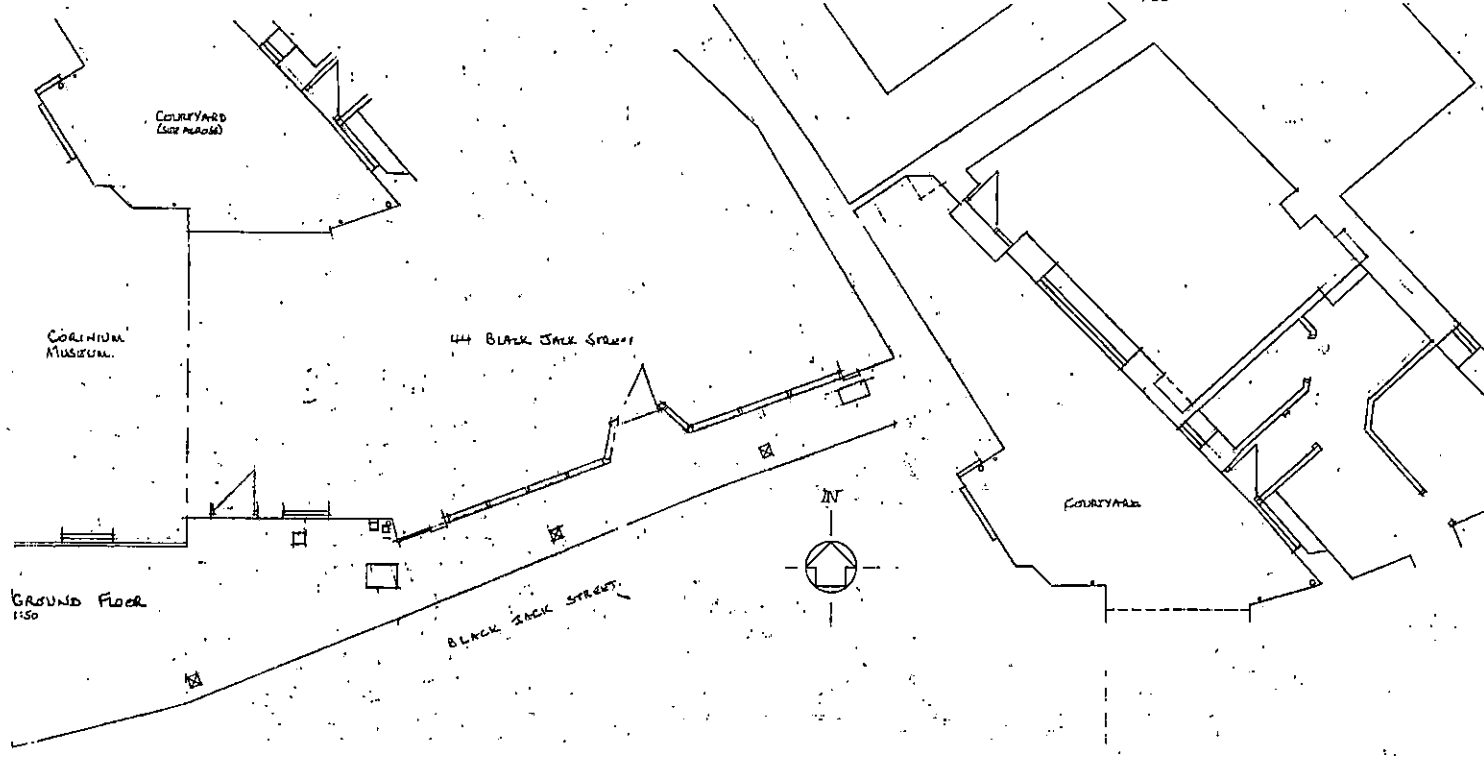
18/02260/FUL + 18/02261/LBC

# Existing



SOUTH ELEVATION (TO BLACK JACK STREET)  
1:50

WEST ELEVATION (TO COURTYARD)  
1:50



GROUND FLOOR  
1:50

PLEASE NOTE ALL WORKS TO BE CARRIED OUT BY COMPETENT CONTRACTORS WORKING TO AN APPROVED LIST OF WORKS INCLUDING A DETAILED SCHEDULE OF WORKS TO BE AGREED TO BY THE CLIENT AND THE CONTRACTOR. WORKS SHALL BE APPROVED BY THE LOCAL AUTHORITY OF WORKS NORMALLY ASSOCIATED WITH THIS TYPE OF WORK.

Client: **RELUISH FESTIVE**

Address: **44 BLACK JACK STREET  
CIRENCESTER  
GLAS**

Project: **SHOP FRONT AND  
MINOR ALTERATIONS**

Title: **EXISTING FLOOR AND  
ELEVATIONS**

Amendments: **A** **FORWARDED BY  
FOR INFORMATION**

Drawn By: **SHIRLEY KING**

Date: **20/02/2018**

Scale: **1:50**

Notes: **1. On site of drawings for proposed alterations.  
2. Client to provide all necessary permissions.  
3. Client to provide all necessary permissions.  
4. To be used in conjunction with other drawings.  
5. Copyright Abberley Design Ltd. All rights reserved. Contact  
01285 844400**



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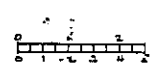
Unit 4 Butts Farm Courtyard  
Poullton (Gloucestershire) GL7 3HT  
Tels: 01285 844400  
Email: edesign@abberleydesign.co.uk

Reference: **18/018-1**

Date: **20/02/2018**

Scale: **1:50**

Notes:



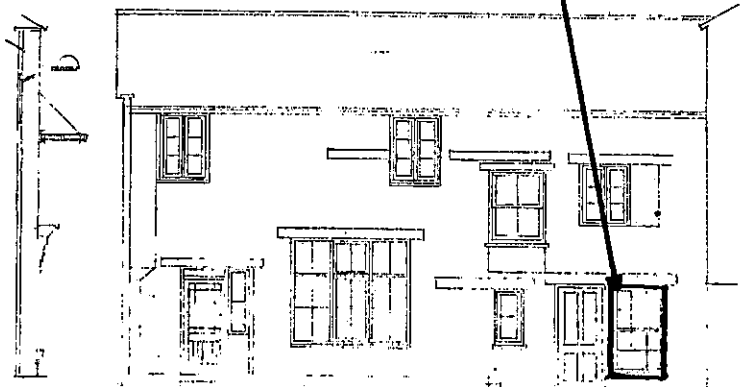


18/02260/FUL+18/02261/LB

# PROPOSED



# REPAIR SASH WINDOW



SOUTH ELEVATION (To Black Jack Street)  
1:50

WEST ELEVATIONS  
1:50

## NEW DOUBLE DOORWAY + EXTENSION OF LINTEL

NEW DOORWAY EXTENSION (To down)  
REINFORM STONEWORK TO ALIGN OPENING REPAIRS/STONE EXTENDANCE OVER  
FROM CONTIGUOUS ONE UNTIL CURB.

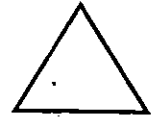
EXISTING FRONT DOOR  
REPLACE EXISTING DOOR  
FORM A FRAME WITH 100MM  
DOOR WITH BEAD INSULATING AND A  
THICK QUARTZ LAMINATE SINGLE  
PIECE OF GLASS UNIT.

NEW DOUBLE DOORS (To down)  
PURNIE MADE PAINTED PAIR OF S.S. DOORS WITH  
LAMINATED GLASS OVER MIDDLE. FILLIN BOARD  
BOTTOM PANEL IN B.M. FRAME.  
MOUNT KICKER PLATE.

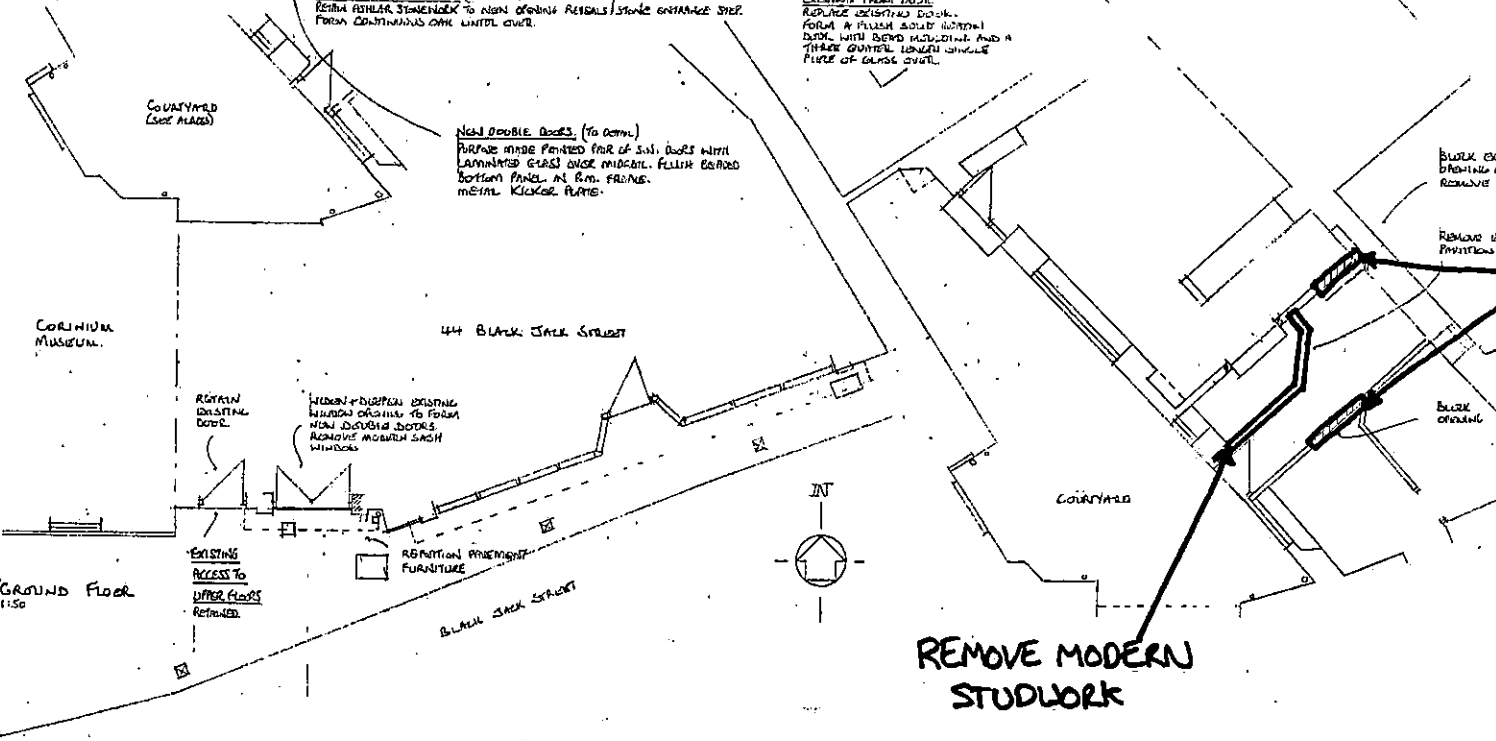
## BLOCK OPENINGS

CONTRACT ALL WORKS TO BE CARRIED OUT BY COMPETENT CONTRACTORS  
SUBJECT TO AN APPROVED SAFE METHOD OF WORK INCLUDING A DETAILED  
RISK ASSESSMENT IN ACCORDANCE WITH THE RELEVANT REGULATIONS AND  
REQUIREMENTS ASSOCIATED WITH THESE TYPES OF WORK.

Client	RELISH FESTIVE
Address	44, BLACK JACK STREET CIRENCESTER GLAS
Project	SHOP FLOOR AND MINOR ALTERATIONS
Title	PROPOSED PLANS AND ELEVATIONS
Drawn by	A
Checked by	
Date	JUNE 2016
Scale	1:50



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## REMOVE MODERN STUDWORK

GROUND FLOOR  
1:50