

Item No 09:-

18/03445/FUL

**Corinium Museum
Park Street
Cirencester
Gloucestershire
GL7 2BX**

Item No 09:-

Replacement of existing garden lean-to roof canopy with glazed canopy and demolition of part of a wall at Corinium Museum Park Street Cirencester Cirencester Gloucestershire GL7 2BX

Full Application 18/03445/FUL	
Applicant:	Sports & Leisure Management Ltd
Agent:	Designscape Architects
Case Officer:	Clare Cambridge
Ward Member(s):	Councillor Mark Harris
Committee Date:	12th December 2018
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Design and Impact on Designated Heritage Assets
- (b) Impact on Residential Amenity

Reasons 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 site consists of a museum (use class D1 (Non-residential Institutions), which is Grade II listed and located within the Cirencester Town Centre Conservation Area. 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:

16/01117/LBC - for the "Internal alterations on the ground floor and modifications to front door and external step". Permitted on 11/05/2016

3. Planning Policies:

NPPF National Planning Policy Framework
 _EN1 Built, Natural & Historic Environment
 _EN2 Design of Built & Natural Environment
 _EN10 HE: Designated Heritage Assets
 _EN11 HE: DHA - Conservation Areas

4. Observations of Consultees:

Conservation Officer: Comments incorporated within officer's assessment

5. View of Town/Parish Council:

Comments: No objection to the replacement of the garden lean-to canopy with a glazed canopy.

6. Other Representations:

No other representations have been received

7. Applicant's Supporting Information:

Design and Access Statement and Drawings

8. Officer's Assessment:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

The starting point for the determination of this application is therefore the current development plan for the District which is the adopted Cotswold District Local Plan 2011 - 2031.

The policies and guidance within the revised National Planning Policy Framework (NPPF) are also a material planning consideration.

The application seeks permission for a new canopy replacing an existing canopy. The existing canopy is outdated and the new canopy would allow shelter for a sitting area. The wall supporting the existing canopy will be partially demolished due to it needing repair.

Corinium museum is a Grade II Listed Building and 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.

The museum is 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 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 EN2 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.

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.

NPPF Section 12 requires good design, providing sustainable development and creating better place to live and work in. Paragraph 127 states decisions should ensure that development will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which are sympathetic to local character and history maintaining a strong sense of place.

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 proposal involves alterations to a number of listed and curtilage listed structures within the courtyard garden of the Corinium museum. The proposal is for a glazed canopy, to replace a tiled wood supported canopy which surrounds most of the courtyard, known as the Roman Garden of the museum. The proposed canopy will only be located in one area and will be formed out of galvanised steel and glass. The colour of the steel will be slate grey.

The current courtyard area is dated and the existing canopy is believed to be dated from the 1970's. The proposed new canopy will allow the area to be modernised and used in a more beneficial way for future visitors. The current painted mural on the walls will be removed to expose render substrate and redecorated with a grey breathable mineral paint.

The removal of the current canopy and the replacement of the glazed canopy will make the garden area appear larger with more sunlight reaching the garden. The glazed canopy is simple in its design and appears weightless within the garden landscape.

The proposed simple canopy does not dominate the aesthetic merits of the listed building. The existing wall is constructed of rendered breeze blocks, and does not have aesthetic merit or historic importance. As such its partial removal is considered acceptable. The partial removal of the wall and the improved canopy will enhance the appearance of the setting of the listed buildings and in doing so will also enhance the character and appearance of this section of the conservation area.

The proposed design, scale, form, proportions would respect the character and appearance of the existing building. They would enhance the setting of several listed buildings and preserve any features of special architectural or historic interest of them, thus enhancing this section of the conservation area. The proposed works are considered to accord with the objectives of Cotswold District Local Plan Policies EN2, EN10, EN11 and the design and heritage considerations contained in Section 12 and 16 of the NPPF.

(b) Impact on Residential Amenity

Local Plan Policy EN2 refers to The Design Code (Appendix D) which sets out policy with regard to residential amenity. This expects proposals to respect amenity in regards to garden space, privacy, daylight and overbearing effect. Section 12 of the NPPF requires good design with a high standard of amenity for existing and future users.

The partial removal of the wall would allow two residential windows to be seen. The removal will create more light into both properties, so its removal would be beneficial.

Officers have visited both properties potentially affected by the proposed removal of the wall and are satisfied that acceptable privacy will remain. The window closest to the proposed canopy

serves a landing area and is relatively high level, such that the courtyard cannot be seen from it. The second property's window is located within a bedroom. It sits in the corner at the far end of where the wall is proposed to be removed. The angle of this property and its window restricts visibility from the main seating area proposed. Additionally the window is obscurely glazed, although openable.

As such, the impact on the residential amenity of the dwellings in terms of privacy, overbearing and loss of light, is considered acceptable, and in accordance with relevant considerations of Local Plan Policy EN2 and Section 12 of the NPPF.

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):

GRND FLR - GARDEN AS PROPOSED - 305.P.155 - REV P1
 CANOPY - CROSS SECTION - 305.P.270 - REV P1
 CANOPY - ELEVATION - 305.P.271 - REV P1
 GARDEN DOORS (1 of 2) AS PROPOSED - 305.P.518 - REV P1
 GARDEN DOORS (2 of 2) AS PROPOSED - 305.P.519 - REV P1
 Render Colour Sample 9526
 GARDEN WALL LAYOUT - 2342-SK-001
 GARDEN WALL DETAILS - 2342-SK-002
 GROUND FLOOR GARDEN AS PROPOSED - 305_SK181022_AS01
 GARDEN SECTION A-A - 305_SK181022_AS04 REV B

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

Within 1 month of the installation of the glazed roof, the external render shall be painted in the colours as specified on the approved drawings and shall thereafter be maintained in the approved colour unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the finish is 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 planning policy EN2 and EN10.

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CORINIUM MUSEUM PARK STREET CIRENCESTER

Scale: 1:1250

Organisation: Cotswold District Council
Department:

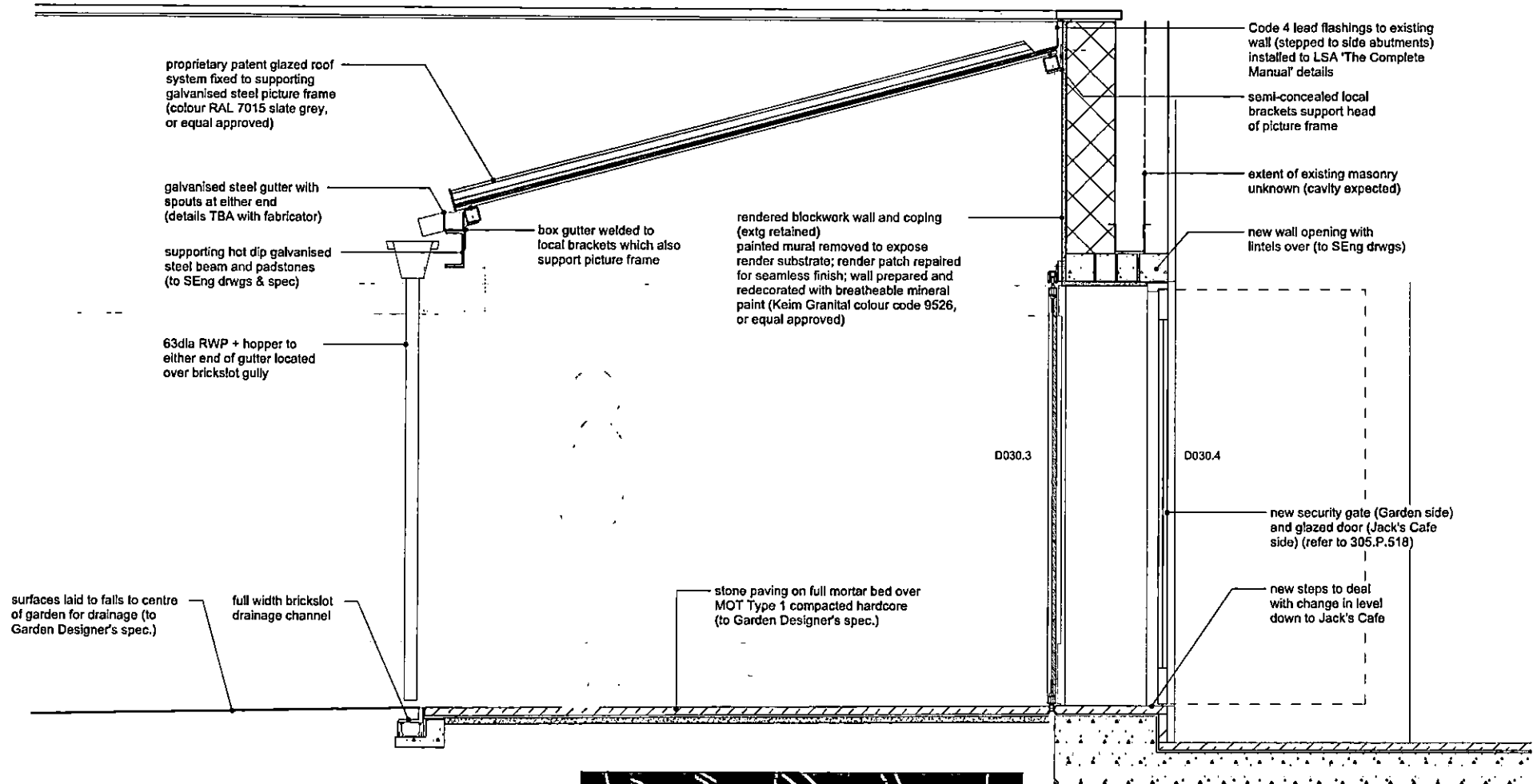
Date: 30/11/2018



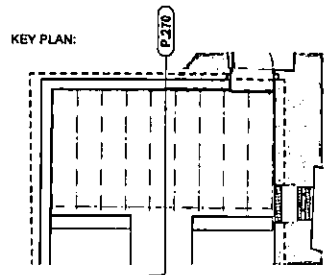
COTSWOLD
DISTRICT COUNCIL



NORTH



P.270.1 CANOPY - CROSS SECTION

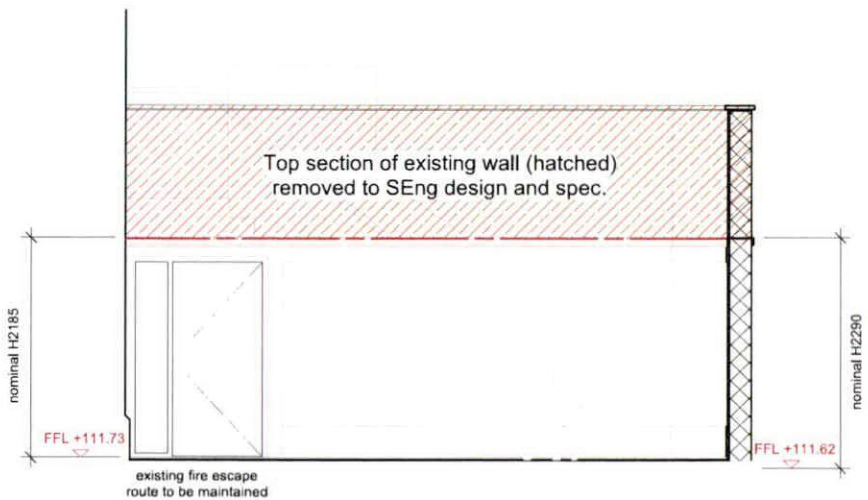


P.270.2 VIEW FROM BENEATH CANOPY
NOTE: Abberley House wall finish will be render not rubble stone.

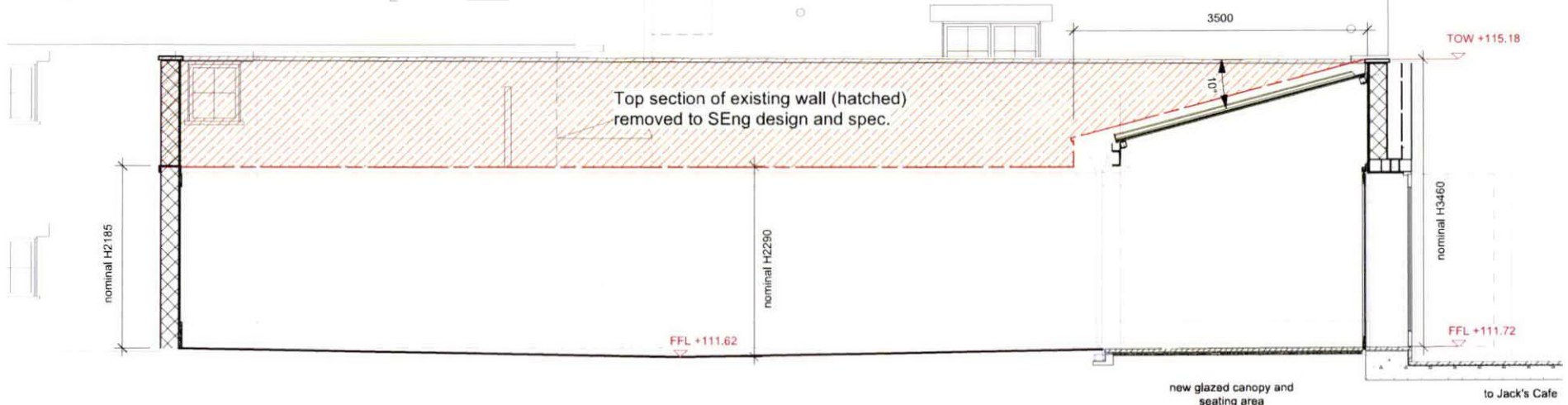
Notes:
Responsibility is not accepted for errors made by others scaling from this drawing.
All construction information should be taken from figured dimensions only. Dimensions are in millimetres unless otherwise stated.
All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.
Any variations or supplementary drawings are to be approved by The Architect.

DESIGNSCAPE ARCHITECTS
 Listed BUILDING
 Project: CORINIUM MUSEUM CIRENCESTER
 Bath BA1 2DE
 T: 01223 815500
 E: enquires@dscape.co.uk
 www.dscape.co.uk
 Drawn by: BS
 Date drawn: 29.08.18
 Scale @ A3: 1:20

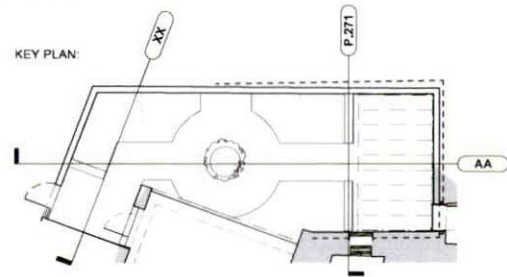
Reference: **305.P.270** P1
 Rev: Date Description: P1 29.08.18 New drawing (current proposals)



GARDEN - SECTION XX



GARDEN - SECTION AA



Notes:
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A	22.10.18	Garden Wall design change - preliminary
B	02.11.18	Section XX added, issued for Listed Building Consent
Rev:	Date	Description:

DESIGNSCAPE
 ARCHITECTS

Status: **TECHNICAL DESIGN (4.2)**

Project: **CORINIUM MUSEUM**
 GIRENCESTER

Title: **GARDEN - SECTION AA**

Reference: **305_SK181022_AS04**

Revision: **B**

Date drawn: **22.10.18**

Scale: **# A3: 1:50**

Drawn by: **BS**

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 www.dscape.co.uk

Code 4 lead flashings to existing wall (stepped to side abutments) installed to LSA 'The Complete Manual' details

spout, hopper, RWP as opposite

rendered blockwork wall and coping (extg retained) painted mural removed to expose render substrate; render patch repaired for seamless finish; wall prepared and redecorated with breathable mineral paint (Keim Granital colour code 9526, or equal approved)

supporting hot dip galvanised steel beam and padstones (to SEng drwgs & spec)

galvanised steel gutter with spouts at either end

horizontal sliding security gate (refer to drwg 305.P.518)

landscaping / surfaces laid to falls towards centre of garden (to Garden Designer's drwgs & spec.)

proprietary patent glazed roof system fixed to supporting galvanised steel picture frame (colour RAL 7015 slate grey, or equal approved)

gutter spout

hopper

RWP

new opening to Jack's Cafe

rendered blockwork (as opposite)

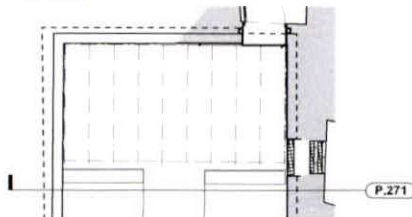
Abberley House rubble stone wall (position assumed)

D030.3

193

P.271.1 CANOPY - FRONT ELEVATION

KEY PLAN:



P.271.2 VIEW FROM GARDEN
CORRECTION: Garden wall finish to Abberley House is render not rubble stone.

Notes:
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P1 29.08.18 New drawing (current proposals)
Rev. Date Description

DESIGNSCAPE
ARCHITECTS

Status: **LISTED BUILDING**

Project: **CORINIUM MUSEUM**
CIRENCESTER

Title: **CANOPY - ELEVATION**

Reference: **305.P.271**

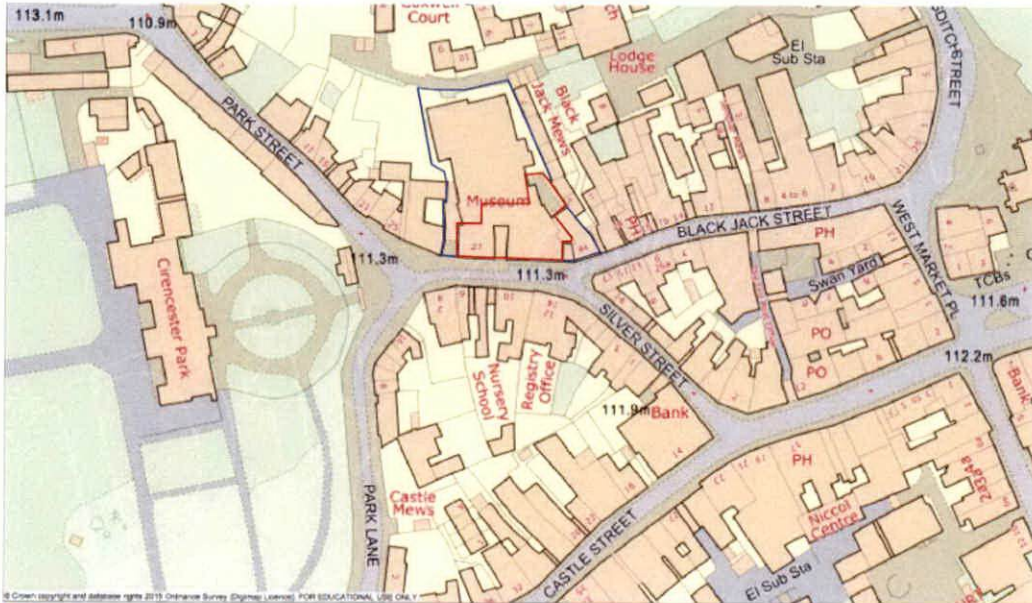
Revision: **P1**

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Drawn by: BS

Date drawn: 29.08.18

Scale @ A1: 1:20



Digimap

Scale 1:1250



S.001.1 LOCATION PLAN (1:1250)



Notes
Responsibility is not accepted for errors made by others scaling from this drawing.

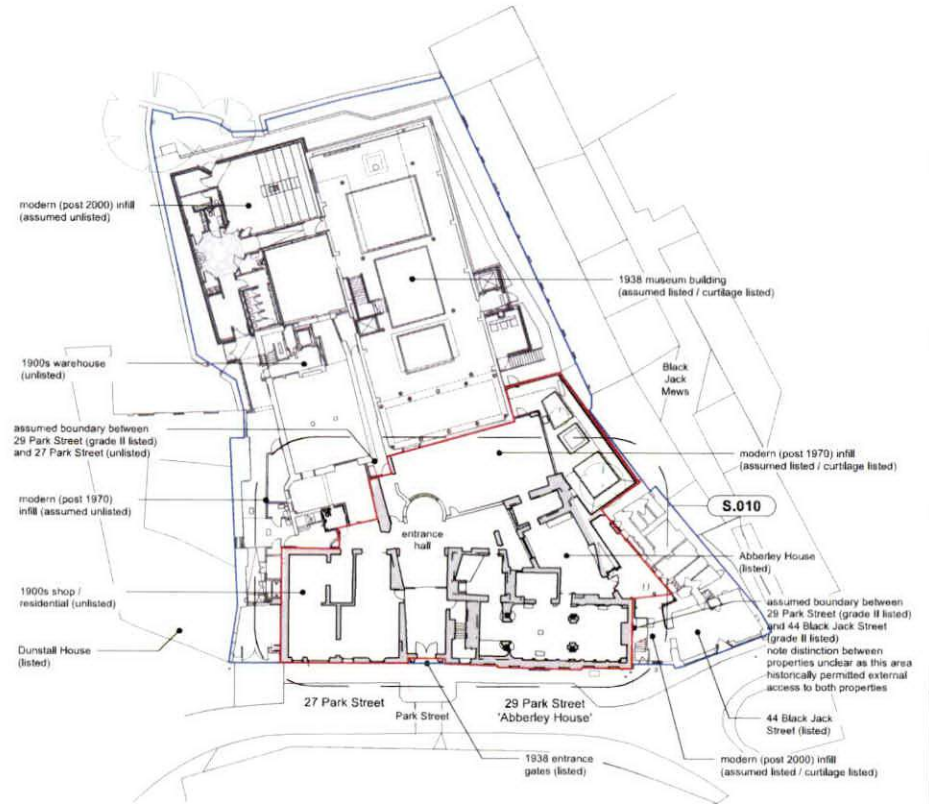
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KEY:

- APPLICATION SITE BOUNDARY
- ADJACENT LAND UNDER SAME OWNERSHIP



S.001.2 SITE PLAN (1:500)



Status: **LISTED BUILDING**
 Project: **CORINUM MUSEUM CIRENCESTER**
 Title: **LOCATION / SITE PLAN AS EXISTING**

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Drawn by: BS

Reference: 305.S.001 P2

Date drawn: 11.03.16
 Scale @ A3: 1:1250 / 1:500

P2 30.08.16 Boundary lines updated for listed building consent
 P1 15.03.16 Issued for listed building consent
 Rev Date Description