

Application No:- 22/00775/LBC

**The Old Railway Station
Old Station Car Park
Sheep Street
Cirencester
Gloucestershire
GL7 1QW**

Essential repairs to building including render repairs, removing modern plaster, roof repairs and replacing fibre cement vertical hung tiles at The Old Railway Station Old Station Car Park Sheep Street Cirencester Glos GL7 1QW

Listed Building Consent 22/00775/LBC	
Applicant:	Cotswold District Council
Agent:	James Slater & Co
Case Officer:	Minette Matthews
Ward Member(s):	Ray Brassington
Committee Date:	9th August 2023
RECOMMENDATION:	PERMIT

1. Main Issues:

- (a) The impact on the listed building and its setting.

2. Reasons for Referral:

- 2.1 The application has been referred to the Planning and Licensing Committee for determination as it relates to The Old Railway Station, a property of Cotswold District Council.

3. Site Description:

- 3.1 The Old Railway station is a Brunel building and was constructed in 1841, with later additions from that century and mid-20th century extensions and alterations. The building ceased to be a railway station in the mid-20th century and is now surrounded by a car park.
- 3.2 The building is constructed in Gothic style using Cotswold limestone and roofed using Welsh slate. The main range is a narrow, gable-fronted building with a bay window at first floor containing a three light stone mullion window with 19th century iron casements with arched upper lights. To the east is the 20th century single storey flat roof extension (replacing the original ticket office which was destroyed by a fire), and to the rear is a late 19th century narrow three storey range containing the stairs and narrow rooms off to the east at first floor. The west elevation faced onto the platform.
- 3.3 The building is located within the Cirencester Town Centre Conservation Area.
- 3.4 The building is a Grade II listed building.

4. Relevant Planning History:

- 4.1 CT.3968: Use of part of the old railway station for light industrial purposes. Mains services available - Permitted 1st August 1968
- 4.2 CT.3968/A: Alterations to existing Railway Station buildings and land to form a Bus Station with waiting room, office etc. - Permitted 2nd February 1973
- 4.3 CT.3968/C: Use part of Bus Station waiting room and 2 upper floors of original building as a photographic reproduction unit and general printers - Permitted 27th January 1981
- 4.4 CT3968/D: Extension to building and new window - Permitted 23rd July 1981

5. Planning Policies:

- 5.1 TNPPF The National Planning Policy Framework

6. Observations of Consultees:

- 6.1 Historic England: No comment.
- 6.2 The Gardens Trust/Gloucester Gardens and Landscape Trust: No objection.
- 6.3 Biodiversity Officer: Acceptable subject to conditions development is carried out in accordance with the recommendations in Section 5.3 of the consultancy report.
- 6.4 Gloucestershire Society for Industrial Archaeology: No comment received at the time of writing.

7. View of Town/Parish Council:

- 7.1 Cirencester Town Council: No objection.

8. Other Representations:

- 8.1 None received at the time of writing.

9. Applicant's Supporting Information:

- Design and Access Statement inclusive of Heritage Impact Assessment
- Bat Survey Report

10. Officer's Assessment:

- 10.1 This application seeks consent for internal and external repairs and rebuilding of the western wall at the rear of the building.
- 10.2 The Old Railway Station 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 Buildings and Conservation Areas) Act 1990.

- 10.3 The building 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 1990 Act.
- 10.4 Considerable weight and importance must be given to the aforementioned legislation.
- 10.5 A number of repairs are proposed internally and externally to address decay, water ingress and damp, to bring the building back into a useable condition. During the course of the application, it was found that the rear west wall would require rebuilding due to its poor condition - details of the proposed works for this have been included in this application.

Doors and Windows:

- 10.6 It is proposed to carry out repairs to the front door (in the modern extension), modern side door on the west elevation, and repairs to a number of the windows. Provided the repairs are carried out using materials and finishes to match the existing this does not require Listed Building Consent.
- 10.7 It is proposed to replace the door at ground floor in the lean to extension at the rear. The existing door is modern and a poorly designed timber door behind a metal covering. It is proposed to replace this with a traditional style hardwood set of double doors with a double-glazed fanlight above. This is considered to enhance the character and appearance of the listed building. Therefore it is considered acceptable.
- 10.8 It is proposed to replace one window at second floor level on the south elevation of the building. This window is modern and the left casement has had its central glazing bar removed and an extractor fan inserted. It is proposed to replace the left hand casement with a single glazed timber casement matching the design and detailing of the right hand casement. This is considered to enhance the character and appearance of the listed building, and therefore considered to be acceptable.

West Wall Rebuild:

- 10.9 The west external wall in the narrow range at the rear of the building was found to have structural defects (evidence of which has been supplied), and temporary wall ties have been put in place and scaffolding erected. It is proposed to rebuild the wall from first floor to the roof. The construction of the wall will vary from existing, which is constructed from a single coat of cement render applied to expanding metal lath, followed by a polythene membrane. This has resulted in moisture accumulation internally which has led to deterioration of the original internal studwork to which this system has been applied. It is proposed to reconstruct the upper section of this wall using a 25mm wood fibreboard with a breathable membrane on the internal side of the fibreboard. Externally it will be finished in a three-coat lime render system - this will go down to ground floor level. Internally, the timber studwork will be repaired

and a 15mm wood fibreboard applied. The brickwork at ground floor level will have a lime plaster finish applied to 25mm of wood fibreboard internally.

- 10.10 It is proposed to apply some insulated lime plaster to the neighbouring south wall to reduce the chances of thermal bridging. This will not fully address all whole risk of thermal bridging resultant from the insulation added to the rebuilt west wall. Therefore, it is recommended that a more holistic approach to improving the thermal efficiency of the building envelope is undertaken in the near future.
- 10.11 The existing wall construction likely dates to the mid-20th century when a number of external alterations were carried out to the building, and possibly dating to when the platform canopy was removed. The existing wall construction, which is not breathable, has resulted in degradation to the historic studwork. As such, the replacement of this system with a breathable equivalent is considered an enhancement to the character and appearance of the listed building, and will ensure its long-term conservation. It is recommended that eaves details are conditioned to ensure that the changes in the wall construction will not impact on the existing eaves/roof detailing, and that a sample panel of render is conditioned.
- 10.12 It is also proposed to repoint the brick wall. This is considered acceptable subject to it being carried out by hand - it is recommended that this is conditioned.

Roof Repairs:

- 10.13 It is proposed to carry out some localised replacement of cracked coping stones, repointing of lead flashings, repairs to lead flashings, localised replacement of lead flashing, replace slipped tiles, repointing ridge tiles, repointing of one chimney and localised replacement of roof tiles. This is considered to be part of the general maintenance of the building and therefore does not require Listed Building Consent (provided it is carried out in materials and techniques to match).

Render Repairs:

- 10.14 It is proposed to carry out some localised render repairs and repointing. Provided this is undertaken in materials and techniques to match existing, this does not require Listed Building Consent.

Rainwater Goods:

- 10.15 It is proposed to overhaul localised areas of gutting - this does not require Listed Building Consent as it is general maintenance.
- 10.16 It is proposed to replace the gutter box on the east elevation of the original range on the building. This is considered acceptable, however, details of the replacement should be conditioned.

Replacement of Vertical Hung Tiles:

- 10.17 It is proposed to replace the composite vertical hung tiles on the south elevation with blue natural stone slate. This is considered to enhance the character and appearance

of the listed building and is therefore considered acceptable. It is recommended that a sample of the proposed tile is conditioned.

Joist and Floorboard Repairs:

- 10.18 It is proposed to carry out localised repairs to the floor joists and floorboards at all levels. Localised areas of the floorboards and joists are severely deteriorated due to water ingress (confirmed by a site visit). It is proposed to carry out repairs to the damaged areas on a like for like basis. This is considered acceptable.
- 10.19 At first floor it is proposed to remove the skirting from the hall off the stairs. This skirting appears to be later and has rotted due to moisture ingress. The replacement is considered acceptable, although it is recommended that the replacement skirting is conditioned.

Asbestos:

- 10.20 A number of areas in the building are suspected to contain asbestos, including the floor tiles and the internal guttering at second floor. There are no objections to the removal of items containing asbestos due to health and environmental concerns surrounding it. However, any future replacement of the items found to contain asbestos may require Listed Building Consent. It is recommended that an informative is attached to this effect.

Biodiversity:

- 10.21 The Biodiversity Officer has been consulted regarding the proposals. The Officer has no objection to the proposals subject to conditioning the works are carried out in accordance with Section 5.3 of the Bat Survey Report.
- 10.22 It is considered that the development is in accordance with Section 16 of the National Planning Policy Framework.

11. Conclusion:

- 11.1 Overall, it is considered that the development is in accordance with legislation and guidance. It is therefore recommended that the application is granted Listed Building Consent.

12. Proposed condition:

1. 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.

2. The works hereby permitted shall be carried out in accordance with the details submitted in the Design and Access Statement Inclusive of Heritage Impact Assessment Revision A (pages 6-18), received 10th May 2023.

Reason: To ensure that the works are carried out in a manner and using methods that are appropriate to 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.

3. New render shall be of a smooth type and be of a mix containing sharp sand, stone dust and lime unless an alternative mix is agreed in writing by the Local Planning Authority. The render shall finish flush with all stone dressings and shall not be belled outwards over the heads of doors, windows or any other opening and shall be permanently retained as such thereafter.

Prior to the re-rendering of the West elevation of the development hereby approved, a sample panel of render of at least one metre square in size showing its proposed texture and colour has been erected on the site, and details of the mix submitted and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel and shall be permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.

Reason: To ensure that the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the building and to ensure that the appearance of the render will be of a high quality and of a type and finish appropriate to the building which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in the light of advice within Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. Retention of the sample panel on site during the work will help to ensure consistency.

4. Prior to the hanging of the vertical tiles on the development hereby approved, samples of the proposed tiles shall be approved in writing by the Local Planning Authority and only the approved materials shall be used and shall be permanently retained as such thereafter.

Reason: To ensure that the development will be constructed of materials that are appropriate to 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.

5. All existing pointing shall be removed by hand (no power tools shall be used as this can result in damage to historic stone/brickwork). All new pointing shall be a lime based mortar containing sharp sand and stone dust and shall match the colour of the stonework unless an alternative mix is agreed in writing by the Local Planning Authority. The pointing shall finish flush with the surrounding stone/brickwork and shall be permanently retained as such thereafter.

Reason: To ensure that the pointing will be of a type and finish appropriate to 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. The Conservation Team will be happy to give technical advice on the mix and application of the render.

6. No external wall insulation shall be installed in the development hereby approved until eaves detailing has 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 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. These are important details which need to be undertaken in a manner which ensures that they serve to preserve the special merit of the building.

7. No external gutters shall be installed in the development hereby approved until its design has been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by product information. 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. These are important details which need to be undertaken in a manner which ensures that they serve to preserve the special merit of the building.

8. All new skirting installed shall match those they are replacing and shall be permanently retained as such thereafter.

Reason: To ensure that the development will be constructed of materials that are appropriate to 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.

9. The development shall be completed in accordance with the recommendations in Section 5.3 of the consultancy report (Bat Survey Report, prepared by Cotswold Ecology, dated November 2022). All the recommendations shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the local planning authority, and all bat mitigation features shall thereafter be permanently retained.

Reason: To ensure bat species are protected in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended).

Informatives:

1. This decision relates to drawing numbers: 21-418-201, 21-418-210, 21-418-202, 21-418-206 REV D, 21-418-203, 21-418-207 REV D, 21-418-204, 21-418-208 REV D, 21-418-205, 21-418-209 REV A, 21-418-211 REV A, 21-418-212 REV A, 21-418-213, and 21-418-214 REV A.
2. There are no objections to the removal of items containing asbestos. However, the replacement of these items may require Listed Building Consent. It is therefore recommended that a Certificate of Lawfulness for Listed Building Consent is submitted to determine whether this will be required.

Reason: To ensure that the development will be constructed of materials that are appropriate to 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.