

REPORT TO THE EASTERN AREA PLANNING COMMITTEE

Date of Meeting	11 th October 2012
Application Number	E/2012/1121/LBC
Site Address	Bridewell Street (A4), Marlborough, Wilts
Proposal	Alteration to existing boundary walls and gates to facilitate the installation of a puffin pedestrian crossing
Applicant	Marlborough College
Town/Parish Council	MARLBOROUGH
Grid Ref	418522 168758
Type of application	Listed Building Consent
Case Officer	Charlotte Douglas

Background

This is the counterpart application to E/2012/0923/FUL which appears earlier on this agenda. The application seeks listed building consent for alterations to the listed wall on the south-west side of Bridewell Street to facilitate the installation of a puffin pedestrian crossing.

1. Purpose of Report

To consider the recommendation that listed building consent is granted.

2. Report Summary

The main issue to consider is the impact upon the fabric and setting of the listed building.

3. Site Description

As previously reported under E/2012/0923/FUL.

4. Planning History

There is no relevant planning history.

5. The proposal

This application seeks listed building consent for the creation of a new pedestrian access through an existing wall and onto the pavement on the south-west side of Bridewell Street. A full description of the works and copies of relevant plans and photographs are contained in the report for the accompanying planning application which appears earlier on this agenda.

6. Planning Policy

National Planning Policy Framework Policy 2012 (NPPF): Section 12: 'Conserving and enhancing the historic environment'.

7. Consultations

Marlborough Town Council's comments are reported in full under the report for the counterpart planning application. However, in summary, the town council objects most strongly to the proposals, considering that the alterations to the listed wall are not necessary as the puffin crossing is not required.

Wiltshire Council Conservation Officer – no objection to amended plans.

8. Publicity

This application was advertised by press advertisement and site notice. No representations have been received.

9. Planning Considerations

The scope of this application is restricted to the alterations being proposed to the listed wall on the south-west side of Bridewell Street. The existing wall on the north-east side of Bridewell Street is unlisted and alterations to this structure are covered by the counterpart planning application only.

The listed building considerations are set out in the report for the counterpart planning application which appears previously on this agenda. The relevant extract from that report is reproduced below:

“The walls on the south-west side of Bridewell Street form part of this listed building; a section of uninterrupted 2m high brick wall extending out from the Old Sick House forming an attractive feature of the listed building and the wider street scene. The changes to this section of wall would directly alter the fabric of the listed building ...

“Fundamentally, as with any listed building, the preference is for the building to remain in its original state; where this is not possible the imperative is to find the least harmful solution. Any negative impacts arising from the wall alterations must be weighed against the potential benefits from the increased safety of the students moving between parts of the College and the town.

“The original proposal involved the creation of a pedestrian reservoir by the construction of a recession/alcove within the listed wall. The creation of a recession/alcove would have resulted in an uncharacteristic change to the wall which would not have reflected any part or feature of the existing listed building. It also would have resulted in a blank wall directly in front of a window in the south elevation of the Old Sick House; this would have removed any vantage out from the existing room across the grounds. As such this proposal was considered to unacceptably impact on the character of the listed building.

“Discussions between the applicant and the Council's Conservation Officer have resulted in an amended proposal being submitted. The revised design, to show an opening in the wall with a recessed gate, is considered to be much more sympathetic in its impact on the listed building. The principle of a gate through a wall is more commonly expected and has a more readily apparent purpose and functionality. The proposal in style and form reflects a number of other accesses on the perimeter of the college site and on their more modern additions. The impact on the Old Sick house would be much improved as the wall would curve and drop down to a height in line with the bottom part of the south elevation windows and the design of the gates and fencing would enable a continued vantage from within the room of the affected window.

“The Local Highways Authority has commented that the width of the access proposed is too restrictive, suggesting a minimum width of 2.5m with a preference of a width of 3m. This would increase the ease of use of the access as it would allow more students to pass through. However, it is considered that this width increase would cause unacceptable harm to the listed building. The current design has a width which is constrained both by the desire to retain the

existing pier, minimising the amount of demolition required, and to allow a sensitive distance from the south building line of the Old Sick House. A widening of this would result in further unnecessary harmful intervention into the fabric of the listed building, and as such is not supported.

“It is important that the detail of any proposal where alterations to listed buildings are concerned is of an appropriate level of quality to best sympathise with the existing. At this stage no detailed information in respect of materials and their construction has been submitted. It is important that the extended wall is constructed to match the existing wall. This can be covered by an appropriately worded planning condition. Similarly, a condition can be used to require the gates to be constructed of metal and painted black.”

10. Conclusion

The amended proposal for alterations to the existing boundary wall is considered to have limited impact on the fabric and setting of the listed building, subject to the puffin crossing being considered and granted through its own statutory process. In the event that the puffin crossing is not allowed by this process the proposed alterations to the listed wall to facilitate this would not be justified. Any listed building consent granted should therefore be subject to a condition preventing the alterations to the listed wall until the necessary consents for the puffin crossing have been secured under the relevant highway legislation and a contract has been agreed to construct the crossing.

RECOMMENDATION:

That listed building consent be GRANTED for the following reason and subject to the conditions as listed below:

The proposed works will not be detrimental to the character or setting of the listed building.

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON:

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

2. No works shall commence to alter the listed wall until the necessary consents for the new puffin crossing under the relevant highway legislation have been obtained and a contract has been agreed to construct the crossing.

REASON: The works to the listed wall are only acceptable where they are required to facilitate a puffin crossing.

3. The brickwork for the new sections of wall shall match the existing sections of wall adjacent in terms of size of bricks, their colour, texture and brick bond, and pointing and jointing details.

REASON: To safeguard the character and setting of the listed building.

4. The new gates shall be of metal construction and painted black.

REASON: To safeguard the character and setting of the listed building.

5. The works hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

Location Plan: Plan 3433/220 received by the Local Planning Authority on the 20 July 2012, Engineering Works Association with Proposed Puffin Crossing on Bridewell Street: 3433/SK/203 Rev C, Sections and Elevations of Puffing Crossing on Bridewell Street: 3433/SK/300 Rev A and proposed Gateway and Pedestrian Access into College Campus from Proposed Pedestrian Puffin Crossing on Bridewell Street: 3433/SK301 received by the Local Planning Authority on the 07 September 2012.

REASON: To ensure that the works are carried out in accordance with the approved plans that have been judged to be acceptable by the Local Planning Authority.

Appendices: None

Background Documents Used in the Preparation of this Report: None