

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	16 October 2013		
Application Number	W/12/02348/LBC		
Site Address	Kingston Mills, Kingston Road, Bradford On Avon, Wiltshire		
Proposal	Internal works to facilitate conversion of first floor of building T to 5 residential units		
Applicant	Linden Homes Western Ltd		
Town/Parish Council	Bradford On Avon		
Electoral Division	Bradford On Avon South	Unitary Member:	Cllr Ian Thorn
Grid Ref	382748 160897		
Type of application	Listed building		
Case Officer	Jemma Boustead	01225 770344 Ext 01225 770211 Jemma.Boustead@wiltshire.gov.uk	

REASON FOR THE APPLICATION BEING CONSIDERED BY THE PLANNING COMMITTEE

This application was deferred at a previous meeting to allow the agent to clarify inconsistencies with the submitted application details. This application only deals with the internal alterations that require listed building consent. The principle of whether the use is acceptable is dealt with in the associated planning application W/12/02347/FUL, reported above.

Councillor Thorn supported the previous Councillor Hewson's request that the application be called to the Planning Committee for the following reason:

The change of use would have a significant and deleterious effect on the commercial vision for the site and the town that was accepted by the developer in the originally granted application for this site.

1. Purpose of Report

To consider the above application and to recommend that listed building consent be granted

2. Report Summary

The main issues to consider are:

- whether the internal works would have an impact upon the Grade II Listed Building

3. Site Description

This application relates to the Kingston Mills Development in Bradford on Avon. The particular site in question is the unit above the existing restaurant to the rear of Budgens shop.

4. Relevant Planning History

06/2400/LBC - Comprehensive mixed use re-development comprising alterations to Buildings 2, 43-44, 53, 55, 70, 76, 77 second floor extensions to Building 70, demolition of Buildings 41, 42, 61, 62-65, 68, 71, 72, 73, 75, 78 and associated works - Approved 08/02/08

5. Proposal

This application seeks listed building consent for the first floor to be converted to residential to form 5 dwellings. No external changes are being made to the dwelling. The building itself is Grade II Listed.

6. Planning Policy

National Planning Policy Framework (NPPF)

7. Consultations

Town Council - Object. The Lamb Building is of high townscape value and represents an important historical link to the former uses on the site. It has a robust industrial character that would be adversely affected by the subdivision of flats. The resulting visual effect on the elevations by the use of blinds or curtains would be incongruous. The plan form of the building does not lend itself to subdivision into flats and the resulting layout is poor with over-large industrial style windows onto small spaces. The proposed alterations do not preserve the heritage significance of the building and the proposal is contrary to the NPPF and District Plan Policies C28 and C20. The provision of eight extra apartments will add to the already overstretched facilities for parking and refuse on the development site.

Wiltshire Council Conservation Officer - No objection

English Heritage - The application should be determined in accordance with your specialist advice

8. Publicity

The application was advertised by site notice/press notice /neighbour notification. Expiry date: 22nd February 2013

Wiltshire Council received 15 letters of objection from the general public, but these concerned planning matters that are dealt with in the report on W/12/02347/FUL above.

9. Planning Considerations

9.1 IMPACT UPON THE LISTED BUILDING

There are no external changes being proposed to the property. The first floor is to be partitioned off to create five (three 2-bed, two 1-bed) residential flats. These internal works will not have any adverse impact upon the Grade II Listed Building as the floorspace has already been partitioned off to provide a hallway, storage cupboard and the storage of air conditioning units. It is therefore considered that the further subdivision into flats would not be harmful to the character of the building and the proposed changes are therefore considered to be acceptable.

9.2 OTHER

The consultation processes has not raised any issues regarding the listed building consent application.

The Town Council have referred to policy C20, but development plan policies are not applicable to applications for listed building consent, applying only to the relevant planning application.

9.3 CONCLUSION

It is considered that the proposal will not have any adverse impact on the character or appearance of the listed building and that therefore consent should be granted.

Recommendation: Consent

For the following reason(s):

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following condition(s):

- 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 The works hereby permitted shall be carried out in accordance with drawing numbers 10026(L)410 C, 10026(L)411_A, 3114(P)001_M received on 14th January 2013 and drawing number 8008(l)243_B received on 5th September 2013

REASON: For the avoidance of doubt and in the interests of proper planning

Appendices:	
Background Documents Used in the Preparation of this Report:	