

SOUTH PLANNING COMMITTEE – 24 SEPTEMBER 2019

APPLICATION DC/19/2761/LBC

EXPIRY DATE 4 October 2019

APPLICATION TYPE Listed Building Consent

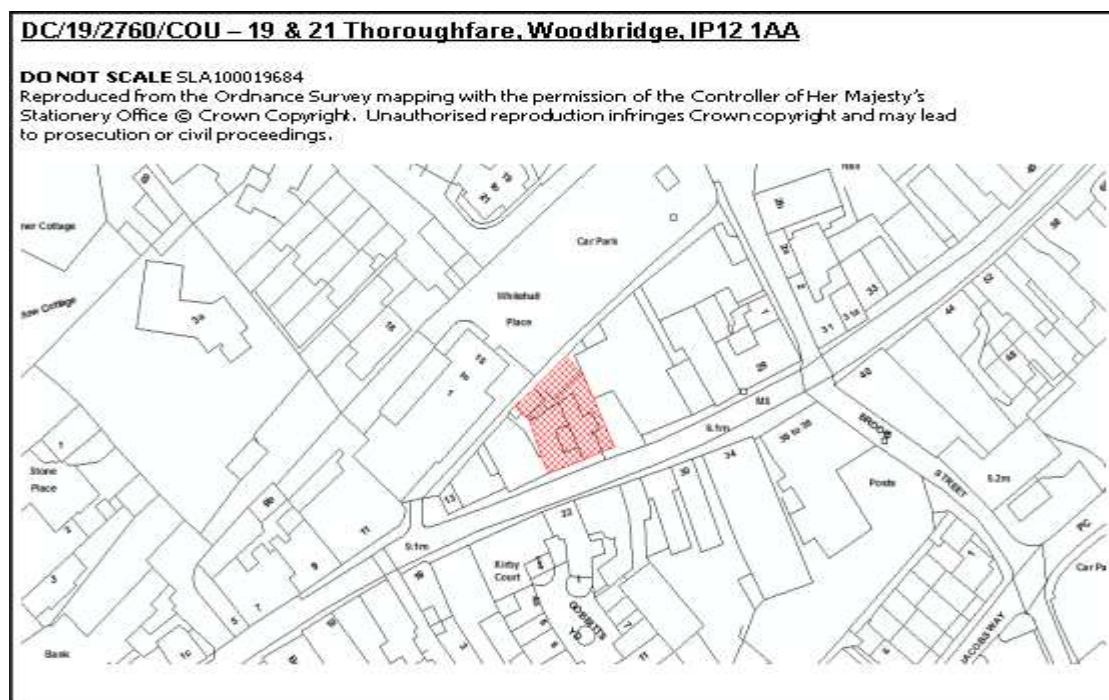
APPLICANT Mr Wright

ADDRESS 19 & 21 Thoroughfare, Woodbridge, IP12 1AA

PROPOSAL Change of use for No.19 from A1 Shop to A3 Restaurants & Cafes. Internal alterations to No.19 & No.21 including:

- Removal of ground floor wall between No.19 & No.21 - Creation of two new toilets for customers in No.21, including an accessible toilet - Creation of new door opening at No.19 to improve accessibility for staff;
- Raise ground floor- floor level in No.21 - Creation of new steps between different floor levels in No.21;
- External alterations to the shop frontage of No.21 and side window and door. New continuous signage to No.19 & No.21.

CASE OFFICER Grant Heal
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1. EXECUTIVE SUMMARY

- 1.1. Listed Building consent is sought for the physical changes associated with the change of use from A1 (Retail) to A3 (Restaurant), for which planning permission is sought under DC/19/2760/COU (the previous item on this agenda). .
- 1.2. The application is at committee as the accompanying application DC/19/2760/COU is contrary to Saved Policy AP257 (Woodbridge Town Centre: Prime shopping area).
- 1.3. Proposed physical internal and external changes as relevant to this application for listed building consent are also found to both protect and enhance the special interest of the listed building and Conservation Area. The nature of the site's existing use, including the preparation and sale of hot food, and the existing café use presently operating within no.21, also means it would be unlikely that any adverse impact would result on neighbouring residents.
- 1.4. The application is therefore recommended for approval, subject to appropriate conditions, as set out below.

2. SITE DESCRIPTION

- 2.1. Please refer to the previous report on this agenda (case reference DC/19/2760/COU) for site description.

3. PROPOSAL

- 3.1. The application seeks Listed Building consent for the internal and external alterations to the building associated with the change of use from A1 (Retail) to A3 (Restaurant).
- 3.2. Externally, the proposal includes:
 - the removal of existing shop door and window frontage to no.21;
 - the installation of 3 new windows into no.21 to match the style and materials at no.19 with a plinth build-up;
 - a new stall-riser to no. 21 to be clad in matching green tiles to those existing at no.19;
 - new fascia mounted signage across the façade via a new non-illuminating sign in black timber boarding with white type; replacement of the ground floor flank arched window with a single pane window;
 - and,
 - a new external door at ground floor rear for W.C access.
- 3.3. Internally, the proposal would result in:
 - the removal of existing ground floor wall between no.19 and no.21;
 - raise the floor level in no.21 to match that of no.19;
 - create a stepped access within no.21 between new raised floor level and existing;
 - provide customer W.C facilities,
 - including an accessible toilet;
 - and
 - create a new door opening to facilitate access between the rears of no.19 and no.21.

4. CONSULTATIONS/COMMENTS

4.1. Woodbridge Town Council: *'We recommend approval'*.

Third Party Representations

None received.

5. PLANNING POLICY

- 5.1. On 1 April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. The Local Government (Boundary Changes) Regulations 2018 (part 7) state that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared and, if so required, published by the successor council - therefore any policy documents listed below referring to "Suffolk Coastal District Council" continue to apply to East Suffolk Council until such time that a new document is published.
- 5.2. Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.3. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that works effecting a listed building, including the alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, must be authorised by granted consent.
- 5.4. The Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document has been adopted and forms part of the Development Plan. It was adopted in July 2013. Upon its adoption a number of the policies within the pre-existing Suffolk Coastal Local Plan were 'Saved,' and others were superseded or abandoned.
- 5.5. In addition to the NPPF, the Development Plan for the District currently consists of:
- East Suffolk Council Suffolk Coastal District Local Plan – Core Strategy and Development Management Development Plan Document (Adopted July 2013);
 - Suffolk Coastal Local Plan 2019 (Examination in public Summer-Autumn 2019);
 - East Suffolk Council Suffolk Coastal District Local Plan – Site Allocations and Site Specific Policies Development Plan Document (Adopted January 2017);
 - The 'Saved' Policies of the Suffolk Coastal Local Plan incorporating the first and second alterations.
- 5.6. The relevant policies of the Suffolk Coastal District Local Plan – Core Strategy and Development Management Development Plan Document (Adopted July 2013) are:
- SP1 – Sustainable Development
 - SP1A – Presumption in Favour of Sustainable Development
 - SP15 – Landscape and Townscape
 - SP19 – Settlement Policy

- 5.7. The relevant policies of the East Suffolk Council Suffolk Coastal District Local Plan – Site Allocations and Site Specific Policies Development Plan Document are:

SSP2 – Physical Limits Boundaries

- 5.8. The relevant policies of the ‘Saved’ Policies of the Suffolk Coastal Local Plan incorporating the first and second alterations.

AP56 (Town Centre)
AP257 (Woodbridge Town Centre: Prime Shopping Area)

- 5.9. The new Local Plan (covering the former Suffolk Coastal area) was submitted to the Planning Inspectorate (PINS) for examination on Friday 29 March 2019, the Examination took place between 20th August and the 20th September 2019. Full details of the submission to PINS can be found through this link: www.eastsuffolk.gov.uk/localplanexamination .
- 5.10. At this stage in the plan making process, the policies that received little objection (or no representations) can be given more weight in decision making if required, as outlined under Paragraph 48 of the National Planning Policy Framework (2019). The following policies are now considered to have some weight in determining

6. PLANNING CONSIDERATIONS

Principle of Use

- 6.1. In respect of consideration towards the proposed change of use’s impact on the listed building, the officer has consulted with the Council’s Principal Design and Conservation Officer, following which it was concluded that the change from shop to restaurant/café across both no.19-21 at ground floor level can be supported. This is because the bakery outlet will be retained as part of the premises and it is judge that the overall effect will be neutral in terms of the impact on the listed building’s character (to which the use contributes importantly). The building’s ground floor function will also be very similar to the existing arrangement and the application will therefore preserve the character of the listed building.

Physical Alterations

- 6.2. In consultation with the Council’s Principal Design and Conservation Officer, the proposed removal of the existing shop door and window frontage to no.21 will not harm the character or historic fabric of the building since these are not historic features and their removal is therefore unobjectionable.
- 6.3. The installation of three new windows into no.21 to match the style and materials at no.19 is also judged to be acceptable, since this will visually unify the shop frontage across the full width of the building. Similarly, a new stall-riser to no. 21 will be clad in green tiles to match those existing at no.19, which will further unify the shop frontage to the benefit of the street scene and wider conservation.

- 6.4. Proposed fascia mounted signage will serve to further unify the façade with a new non-illuminating black timber board with white type. While the existing sign and shopfront arrangement are unobjectionable, the unifying effect of the new sign is viewed as an overall enhancement, subject to appropriate detailing which could be sought via an appropriately worded condition.
- 6.5. Replacement of the ground floor flank arched window with a single pane window is judged to be an unsympathetic change, given the existing window's attractive and traditional design. This proposal has therefore been omitted from the original scheme.
- 6.6. The proposed ground floor door to serve access to a new W.C would be visually contained and would not detract from the building's historic character. As such, this proposal is acceptable subject to appropriate detailing.
- 6.7. Internally, works to remove the existing ground floor wall between no.s 19 and 21 and structurally supported is acceptable in principle, subject to appropriate detailing being sought via condition. Similarly, works to raise the ground floor level of no.21 to match that of no.19 is acceptable in principle, although it is suggest that details of the new floor platform are requested.
- 6.8. Creation of a stepped access within no.21 between new raised floor level and existing is also considered acceptable in principle, subject to detailing sought via condition. Clarification that level access for wheelchair users and those with mobility issues will be retained and provided within the layout should also is sought.
- 6.9. The provision of customer W.C. facilities including an accessible toilet is a welcome addition and should be supported subject to confirmation of drainage and ventilation details.
- 6.10. The creation of a new door opening to facilitate access between the rears of no.s 19 and 21 is also acceptable, although it is suggested that door detailing including appearance, materials and ironmongery, are provided via appropriate planning conditions.
- 6.11. With the above in mind, in the view of officers the proposed physical changes; including the redesigned shopfront and shop signage, would both protect and enhance the special interest of the listed building and the conservation area, as required by The Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and policies SP15 and DM21, and the policy trajectory of the emerging local plan, including SCLP11.1 (Design Quality) and SCLP11.4 (Listed buildings).

Conclusion

- 6.12. The officer concludes that the proposed change of use and works to the external and internal fabric of the building would both protect and enhance the special interest of effected heritage assets.

7. RECOMMENDATION

7.1. APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: This condition is imposed in accordance with Section 18 of the Act (as amended).

2. The development hereby permitted shall not be carried out other than in complete accordance with the following approved drawings:
 - A02-09A (Proposed plan and elevations);
 - 19/11158-03 B (Proposed ground floor plan sections and details);
 - A01-01 (Location plan);
 - A02-08 (Existing plans and elevations).

Reason: For avoidance of doubt as to what has been considered and approved.

3. All construction activities, including demolition and deliveries/collections to and from site will only take place within the following hours unless otherwise approved by the Local Planning Authority:
 - Monday - Friday: 7.30am - 18.00pm;
 - Saturday : 8:00am - 13.00pm;
 - Sundays/Bank Holidays: None.

Reason: To avoid noise nuisance in the interests of residential amenity.

4. Prior to any works being undertaken confirmation of how the approved lettering to the fascia sign will be applied shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity.

5. Notwithstanding the details hereby approved, no development shall commence until a vertical cross-section through the area of the new shopfront to show the stall-riser, glazing and fascia sign and all materials, including tiles has been submitted to and approved by the Local Planning Authority. Thereafter the approved details shall be implemented in their entirety. Cross-sections shall show the window frames, glazing bars, roof verge details and the dormer cheek width/detailing.

Reasons: To ensure the development will not harm the architectural and/or historic character of the existing building.

6. No building work shall commence until details of the following have been submitted to and approved by the local planning authority:
 - Engineering details demonstrating capacity for the removal of the ground floor wall between no.19 and no.21;

- Details of the new raised ground floor platform, including materials, construction and method;
- Clarification that level access for wheelchair users and those with mobility will be retained/provided;
- Details of drainage and ventilation to serve new W.C, including materials and method statement;
- Details of rear access door including appearance, materials and ironmongery.

Thereafter, all work must be carried out using the approved materials and in accordance with the approved details.

Reason: To ensure that any new detailing and materials will not harm the traditional/historic character of the building as the application does not include the necessary details for consideration.

Background Papers: DC/19/2760/COU, DC/19/2761/LBC and DC/19/2808/AND