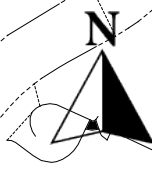


MAP SCALE 1: 1250
CREATED DATE: 18/06/2019



COMMITTEE DATE 26/06/2019 **WARD** Hucknall North

APP REF V/2018/0330

APPLICANT S Mistry

PROPOSAL Demolition of Existing Building and Erection of New Three Storey Apartment Block Containing 9 Apartments.

LOCATION Romans, 8a Annesley Road, Hucknall, Nottingham, NG15 7AB

WEB-LINK <https://www.google.com/maps/@53.0401215,-1.2065433,18z>

BACKGROUND PAPERS A, B, C, D, E, H, K

App Registered: 24/05/2018 Expiry Date: 23/08/2018

Consideration has been given to the Equalities Act 2010 in processing this application.

This application has been referred to Planning Committee by Cllr. P Rostance on the grounds of Heritage.

The Application

This is an application for the demolition of the remains of the Romans building on Annesley Road, Hucknall, and the erection of a three storey apartment block, comprising of nine, one and two bedroom self-contained residential flats, with amenity space and bin storage to the rear.

Consultations

Site Notices have been posted together with individual notification of surrounding residents.

The following consultation responses have been received:

Resident Comments:

Two letters of objection has been received from a local resident in respect of the following:

- Overlooking/loss of privacy
- Overshadowing impacts
- Overbearing impacts
- Overdevelopment of the site
- Increase in on-street parking
- Bin storage
- Conservation Area

- Restoration should be sympathetic
- Date stone on frontage must be preserved

ADC Conservation:

The historical value of the building has been undermined and blighted by vandalism and theft. The structural appraisal submitted also highlights that the site has structural defects that need to be addressed. A significant amount of repair, restoration and reinstatement would be needed to retain the site, and for it to be considered as an enhancement.

It is unlikely that any objection to the demolition of the building could be sustained on Conservation grounds, as the proposed scheme is seen to lead to less than substantial harm when taking into account the sites significance. Furthermore, the proposal is seen to provide a level of enhancement to the area, and a viable long term use, which is considered to be of public benefit.

ADC Drainage:

There are historic flooding issues in this area, and although the drainage system for this area has recently be improved, Severn Trent would need to approve any surface water drainage connection for this development.

ADC Environmental Health (Contamination):

Following a review of land information, it is considered that it is not necessary to require a contamination condition.

ADC Planning Policy:

Given the location and nature of the proposal, there are no comments to make on the application.

Hucknall Heritage Society:

Object to the building being demolished due to its age and siting within the Hucknall Conservation Area. Acknowledge that the building is in a very poor state of repair but demolition of the building is very final for a building which is over 200 years old.

Should the building be demolished, the society would like to see the date stone safeguarded during demolition works, and a historical interpretation of the site, with the buildings history, erected as part of any development of the site.

Local Lead Flood Team:

No objections to the proposal.

NCC Highways:

No objections to the proposal.

Severn Trent Water:

No objections to the proposal, subject to a drainage condition.

Policy

Having regard to Section 38 of the Planning and Compulsory Purchase Act 2004 the main policy considerations are as follows:

National Planning Policy Framework (NPPF) 2019

- Part 2 – Achieving Sustainable Development
- Part 5 – Delivering a Sufficient Supply of Homes
- Part 8 – Promoting Healthy and Safe Communities
- Part 9 – Promoting Sustainable Transport
- Part 11 – Making Effective Use of Land
- Part 12 – Achieving Well Designed Places
- Part 16 – Conserving and Enhancing the Natural Environment

Ashfield Local Plan Review (ALPR) 2002

- ST1 – Development
- ST2 – Main Urban Area
- SH1 – District Shopping Centre
- EV10 – Conservation Areas
- HG8 – Residential Care Facilities, Houses in Multiple Occupation, Bedsits, Flats and Hostels

Supplementary Planning Guidance Notes

- Residential Design Guide SPD 2014
- Residential Car Parking Standards SPD 2014

Relevant Planning History

V/2015/0593

Details: Conversion of existing public house into 9 apartments, including two storey side extension
Decision: Conditional Consent
Date: 19/05/16

V/2012/0130

Details: Conversion and extension of existing public house to create 12 residential apartments.
Decision: Refusal
Date: 14/06/12

V/2010/0631

Details: Conversion of existing public house into 13 residential apartments. Single storey and first floor extension to west elevation and first floor extension to east elevation
Decision: Refusal
Date: 25/08/11

Comment :

The current application seeks full planning consent for the demolition of the remains of the existing public house, known as the Romans building at 8a Annesley Road, and the erection of a three storey apartment block, comprising of nine residential flats, with associated amenity space and bin storage to the rear.

The application site is located within the main urban area of Hucknall, and comprises the remains of the former Romans public house on Annesley Road. The building itself has fallen into a state of disrepair following substantial vandalism and theft, resulting in the partial collapse of the building.

The building is sited prominently on Annesley Road with no break between the front elevation and the highway edge. Situated directly opposite the site is a modern, three storey apartment building. The character of the road is predominately 19th Century residential and commercial buildings.

Directly to the north and west of the site is existing residential development, whilst connected to the building to the east, is the existing two storey public house, known as Havana Blue.

The application site falls within the newly designated Hucknall Conservation Area. The building on the site is considered to be locally significant, and is recorded as a locally listed non-designated heritage asset.

The main issues to consider in this application are the

- Principle of development
- Impacts of the development on designated and non-designated heritage assets,
- Character and appearance of the area,
- Residential amenity
- Highway safety.

Principle of the development

The proposal site is located in the Main Urban Area as defined by Ashfield Local Plan Review 2002 (ALPR), Policy ST2 and the Proposals Map. The Policy identifies that development will be concentrated within the Main Urban Areas. The proposal would comply with this policy.

Impact Upon the Character and Appearance of the Area & Heritage Assets:

The application site is located within the Hucknall Conservation Area and the Romans building is considered to be a non-designated local heritage asset by the Local Planning Authority.

Concerns have been raised by the Hucknall Heritage society and a local resident in regards to the demolition of the building.

Paragraph 189 of the NPPF 2019 requires an applicant to describe the significance of any heritage asset affected by a proposal. The applicant has submitted a Heritage Statement to satisfy this requirement. Paragraph 190 of the Framework also requires local planning authorities to identify and assess the significance of the heritage asset affected.

Historically, the building on the proposal site is understood to have been a barn, which was later altered and extended in the early 19th century to form a Methodist Chapel and Sunday School, thus illustrating the growth of non-conformism within the District during this period. A two storey building once stood on the site constructed from magnesium limestone with a hipped slate and pantile roof. The external elevation was rendered with a scored finish to replicate ashlar. Architectural details included cast iron rainwater goods, timber sash windows, paneled doors with fanlights and stone cills.

Since the closure of the public house in 2007, the building has been substantially damaged as a result of vandalism and theft, which has led to its partial collapse, thus impacting on the structural integrity of the building. Subsequently only the ground floor and part of the first floor of the building remain in situ. In its current form, the building gives rise to a negative impact upon the appearance of the surrounding street scene. A structural report submitted with the application deduces that the structure of the building will deteriorate further, leading to increased structural problems, undermining any future rebuilding and conversion works.

The details submitted illustrate that the remains of the existing building will be demolished, with a new, three storey building erected in its place to accommodate nine apartments. The design of the scheme is considered to be sympathetic to that of the original building, incorporating a number of the traditional design features originally found in the original construction. The proposal would also result in a derelict town centre site being brought back into use.

In considering current legislation and policy, in particular paragraph 196 of the NPPF 2019, if the existing building is demolished and rebuilt to reflect the style of the original building – prior to any damage – utilising traditional materials, then the benefits of the scheme outweigh the harm posed by leaving the site to deteriorate further, which would subsequently harm the visual amenity and character of the Conservation Area, and wider street scene.

It is therefore considered that the scheme proposed is well designed, and will provide the opportunity to sustain and enhance the significance of the Conservation Area, therefore leading to 'less than substantial harm' to the designated heritage asset. Furthermore, the redevelopment of the site is seen to provide a viable long term use for this part of the Conservation Area, whilst also improving the character and appearance of the surrounding area.

The proposal subsequently complies with the policy requirements of the NPPF 2019, namely Part 16 – Conserving and Enhancing the Historic Environment, which seeks to protect and enhance heritage assets, where appropriate. The proposal would also conform with Part 12 – Achieving Well Designed Places of the NPPF 2019, which seeks to ensure that developments add to the overall quality of an area, and are sympathetic to local character and history, including the surrounding built environment.

It has been brought to the Local Planning Authorities attention that there may be a date stone on the exterior of the existing building which is seen to be a significant feature. As part of any approval, a condition would be attached to ensure the retention and recording of any such feature. In addition to this, as part of any approval, a scheme of historical interpretation would also be required to be displayed at the site following development to pay homage to the historic importance associated with the site.

Residential Amenity:

Concerns have been expressed by local residents in respect of the proposal, and its subsequent impact on the amenity of neighbouring residents.

In respect of the overbearing and overshadowing impact on neighbouring properties, the application site is located on lower ground than properties along Magdalene Way and Carlingford Road.

The proposed scheme is approximately 0.5m greater in total height than that approved under planning reference V/2015/0593.

To the north of the site, properties along Carlingford Road are three storeys in height. When taking into account the ground level difference between the site and properties along this road, the proposed development will be just under 0.5m higher than that of properties along this road.

In respect of properties along Magdalene Way, whilst these properties are single storey in height, they are also sited on slightly higher ground than the application site. In addition to this, the nearest property on this road sited approximately 15m from the proposed development.

It is therefore considered that the proposal does not give rise to any significant massing impact on neighbouring residents. Whilst it is acknowledged that the proposal gives rise to a slight overshadowing impact on properties along Carlingford Road, this impact is considered to be no greater than that created by the previously approved V2015/0593 application.

In regards to the overlooking impact, the central rear windows serving the communal corridor space are proposed to be obscurely glazed to prevent any significant overlooking of the garden space of properties along Carlingford Road. The windows on the left and right hand side of the rear elevation will however not be obscurely

glazed. This is due to the fact that windows on the left hand side will have an outlook towards the side elevation of 1b Carlingford Road, whilst the windows on the right hand side of the rear elevation will look out onto the very rear of gardens along Carlingford Road, ensuring that the first 5m of garden space (the area likely to be most frequently used by residents) is protected from any direct overlooking from the proposal.

The proposed development comprises of four, one bedroom apartments, and five, two bedroom apartments. Each of the proposed units will provide a floor space area which complies with the minimum space standards stipulated in the Council's Residential Design Guide SPD 2014, and each of the units will benefit from a reasonable outlook.

The proposal will provide approximately 120sqm of amenity space for future occupiers of the flats. Whilst it is acknowledged that the provision of amenity space falls below the 180sqm requirement, as stipulated in the Council's Residential Design Guide SPD 2014, given the town centre location of the site, and the close proximity of the site to public open space at Hucknall Leisure Centre, it is considered that the provision provided is adequate.

The nine flats are considered to offer any future occupiers with an adequate means of accommodation within a town centre location.

A refuse storage area is proposed to be located to the rear of the building, and will be accessible to all residents through the inclusion of a rear access door. The refuse storage area will not give rise to any detrimental impact on the amenity of neighbouring residents.

Highway Safety:

The proposed nine flats do not benefit from any associated off-street parking, which is contrary to the requirements outlined within the Council's Residential Car Parking Standards SPD 2014.

Having said this, it is however considered that due to the town centre location of the proposed development, any future occupiers will have little use for a car. The premises is within easy walking distance of major transport nodes, such as the bus station and tram/train station, public open space and leisure and retail facilities.

Furthermore, on-street parking along Annesley Road is controlled by Traffic Regulation Orders. Therefore it is envisaged that the proposal will not result in any adverse impact on the free flow of traffic and highway safety in this location.

Conclusion :

The NPPF 2019 sets out three overarching objectives to sustainable development – economic, social and environmental. These are considered in the context of the overall planning balance.

It is acknowledged that the Romans building is locally important in respect of its historic significance and what it represents. However since 2007, the building has remained vacant and has been a target for vandalism and theft, which has resulted in the significant deterioration of the building in recent years, leading to a negative impact upon the appearance of the street scene, and more recently, on the appearance and setting of the Hucknall Conservation Area.

A structural report has confirmed that even with significant repair and restoration works, the building would still be subjected to structural defects, undermining any future rebuilding and conversion works.

The proposed scheme will reflect the style of the original building by including a number of traditional design features and incorporating traditional materials in the construction, providing the opportunity to sustain and enhance the significance of the Conservation Area, therefore leading to 'less than substantial harm' to the designated heritage asset.

In addition, the proposal would provide a number of social and economic benefits, including support for a small house builder and other economic benefits that would be generated during the construction of the apartments and occupation thereafter. The scheme would also make a modest but nevertheless important contribution towards boosting the supply of housing in the area in an accessible town centre location, whilst ensuring that the impact on existing neighbouring properties is limited.

On balance therefore, it is considered that the proposal constitutes an appropriate form of development, and it is subsequently recommended that this application is granted conditional consent.

Recommendation: Approve – Conditional Consent

CONDITIONS

1. The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.
2. The remains of the existing building shall not be demolished before:
 - a) A contract for the carrying out of the works of redevelopment of the site has been made, a copy of which shall be submitted to and acknowledged by the Local Planning Authority before development commences; and
 - b) Planning permission has been granted for the redevelopment to which that contract provides.

3. Before the new roof hereby approved is installed, samples or detailed specifications of the new roof slates, which shall be natural slates, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed roof materials.
4. Before the render hereby permitted is applied, a specification for the external render to be used shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details. The specification shall define:
 - a) The mortar mix,
 - b) The number of coats and finish, including colour,
 - c) Backing and edging materials,
 - d) The relationship to existing finishes and openings
5. Before the rainwater goods hereby permitted are installed, samples or detailed specifications of all rainwater goods (including the method of fixing) shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed rainwater goods details.
6. All external joinery including windows and doors shall be of a timber construction only. Details of their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The development shall be carried out only in accordance with the agreed details.
7. Before they are installed, full details of the siting, appearance and materials to be used in the construction of all extractor vents, heater flues, meter boxes, airbricks, soil and vent pipes, rainwater goods or any other external accretion shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.
8. A programme of historic building recording in accordance with Historic England Level 1 shall be submitted to and agreed in writing by the District Planning Authority before development commences.
9. Where there is a likelihood of hidden features such as a date-stone being revealed during the course of work and not addressed at application stage then provision for their retention/recording should be secured as part of the approved scheme.
10. Details for a scheme of historical interpretation to be displayed at the site shall be submitted to and agreed in writing by the Local Planning Authority. The

agreed interpretation shall be affixed or erected within 6 months of completion of the scheme.

11. The central windows in the rear elevation shall be glazed in obscure glass and maintained as such in perpetuity. Such works to be completed prior to the commencement of the use of the hereby permitted development.
12. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
13. This permission shall be read in accordance with the following plans: Proposed Elevations, Drawing No. NG157AB-AMC-03.3-XX-DR-A-0017, Recived 22/03/19; Proposed Floor Plans, Drawing No. NG157AB-AMC-03.3-XX-DR-A-0019, Recived 22/03/19; Proposed Floor Plans, Drawing No. NG157AB-AMC-03.3-XX-DR-A-0018, Recived 22/03/19.

REASONS

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.
2. To ensure that redevelopment follows relatively soon after demolition, to avoid a visually unsightly gap site.
3. To ensure the development preserves the character and appearance of the Conservation Area.
4. To ensure the development preserves the character and appearance of the Conservation Area.
5. To ensure the development preserves the character and appearance of the Conservation Area.
6. Inadequate details of these matters have been submitted with the application and to ensure the development preserves the character and appearance of the Conservation Area.
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8. To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building.
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10. To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building.
11. To protect the residential amenity of adjacent residents.
12. To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.
13. To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.

INFORMATIVE

1. The applicant/developer is strongly advised to ensure compliance with all planning conditions, if any, attached to the decision. Failure to do so could result in LEGAL action being taken by the Ashfield District Council at an appropriate time, to ensure full compliance. If you require any guidance or clarification with regard to the terms of any planning conditions then do not hesitate to contact the Development & Building Control Section of the Authority on Mansfield (01623 450000).
2. Landowners, individual property owners and users are responsible for managing the drainage of their own land. The applicant must satisfy themselves that drainage is managed in such a way as to prevent adverse impacts of neighbouring land. The council take no responsibility for incorrect information or interpretations made by the applicant or their representatives. The responsibility for the checking of the design, calculations and details remain with the developer, or agent acting on their behalf.
3. Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.