



Ashfield
DISTRICT COUNCIL
MAP SCALE 1: 1250
CREATED DATE: 05/09/2019

COMMITTEE DATE 25/09/2019 **WARD** Kingsway

APP REF V/2019/0538

APPLICANT Ashfield District Council

PROPOSAL Rake Out and Repoint Walls and Copings Including Replacement of Stone Indents. Decorate Existing Railings.

LOCATION Kingsway Cenotaph, Kingsway Old Cemetery, Kingsway, Kirkby in Ashfield, Notts, NG17

WEB-LINK <https://www.google.co.uk/maps/place/!PI+Solutions+Ltd/@53.0936018,-1.2432693,165m/data=!3m2!1e3!4b1!4m5!3m4!1s0x487995a5467b5b0b:0x85d91287fd5f40e9!8m2!3d53.093601!4d-1.2427221?hl=en-GB>

BACKGROUND PAPERS A

App Registered 16/08/2019 Expiry Date 10/10/2019

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

This application is referred to Planning Committee because the Council is the applicant.

The Application

This is an application for listed building consent to carry out works to enhance its appearance. It includes the raking out and repointing of walls and copings and the replacement of stone indents and repaint the existing railings.

Consultations

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

No comments have been received from residents.

ADC Conservation Officer

Ashfield District Councils Conservation Officer has verbally confirmed that the works proposed are necessary and appropriate in order to conserve and enhance the boundary walls' structural stability and appearance. The works should be carried out in accordance with the schedule from the contractors and details of the mortar and

finish should be submitted prior to works commencing to ensure the correct materials and finishes are being used to safeguard the listed building.

Historic England have been consulted on the application and no comments have been received.

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 16 – Conserving and enhancing the historic environment

Ashfield Local Plan Review (ALPR) (2002)

ST1 – Development

ST2 – Main Urban Area

EV12 – Listed Building

Relevant Planning History

V/2013/0661 – Alteration to text on War Memorial – Conditional Consent – 08/04/2014

Comment :

The Application and Site

The site is located off Kingsway within the main urban area of Kirkby in Ashfield.

The application seeks Listed Building consent to carry out repair and maintenance works to the Grade II listed boundary wall and railings that surround the existing war memorial.

Visual Amenity

The boundary wall is a prominent feature in the street scene providing an enclosure for the war memorial which is historically significant in the area commemorating lives lost in battle. The wall is showing signs of deterioration and in places has been repointed with inappropriate cement. There are also signs that mortar is missing, stonework is damaged and paint is flaking from the railings. The proposed works will address these issues and help to conserve and enhance the wall and railings. The dimensions of the boundary wall will remain the same.

Details of the mortar and finish to be used will need to be agreed by the local authority prior to the works taking place to safeguard the listed building.

Conclusion :

Overall the works are considered appropriate to conserve and enhance the appearance and stability of the boundary wall. Therefore this application is recommended for conditional consent.

Recommendation: - Grant – Conditional Consent

CONDITIONS

1. The works to which this consent relates shall be begun not later than three years from the date of this consent
2. The works hereby given consent shall be carried out only in accordance with the details and specifications included on the submitted schedule of works provided by the contractors (unless otherwise agreed in writing with the Local Planning Authority).
3. Before works commence, details of the mortar to be used for re-pointing (including materials (with ratios), colour, texture and pointing finish) 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
4. Details of the finished joint shall be submitted to and agreed in writing by the District Planning Authority. The works shall be carried out only in accordance with the agreed details.

REASONS

1. To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure that the works take the agreed form envisaged by the District Planning Authority when determining the application and thus result in a satisfactory form of development.
3. To safeguard the special architectural and historic interest of the listed building
4. To safeguard the special architectural and historic interest of the listed building

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).