



Application No: 160974

Location: Creffield Medical Centre, 15 Cavalry Road, Colchester, CO2 7GH

Scale (approx): 1:1250

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7.9 Case Officer: Eleanor Moss

LISTED BUILDING

Site: Creffield Medical Centre, 15 Cavalry Road, Colchester CO2 7GH

Application No: 160974

Date Received: 28 April 2016

Applicant: Sir Bob Russell

Development: Erection of commemorative plaque

Ward: New Town and Christ Church

Summary of Recommendation: Conditional Approval

1.0 Reason for Referral to the Planning Committee

- 1.1 This application is referred to the Planning Committee because the applicant is an Honorary Alderman.

2.0 Synopsis

- 2.1 The key issues explored below are the impact upon the listed building. The scheme is considered to be acceptable as the setting of the listed building is not adversely affected by the commemorative plaque. The historic fabric of the building will not be compromised by the plaque.

3.0 Site Description and Context

- 3.1 The application site is a Grade II listed building within the Garrison Conservation Area. Creffield Medical Centre is the former riding centre, as part of the Le Catteau Barracks.

4.0 Description of the Proposal

- 4.1 This application seeks listed building consent for the erection of a green commemorative plaque in order to honour Robert Baden, founder of the Scout Movement.

5.0 Land Use Allocation

- 5.1 D1 use - Medical Centre

6.0 Relevant Planning History

- 6.1 None relevant to this application.

7.0 Principal Policies

7.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National planning Policy Framework (NPPF) must also be taken into account in planning decisions and sets out the Government's planning policies are to be applied. The NPPF makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental.

7.2 Continuing the themes of the NPPF, the adopted Colchester Borough Core Strategy (adopted 2008, amended 2014) adds detail through local strategic policies. Particular to this application, the following policies are most relevant:

UR2 - Built Design and Character

7.3 In addition, the following are relevant adopted Colchester Borough Development Policies (adopted 2010, amended 2014):

DP1 Design and Amenity

DP14 Historic Environment Assets

7.4 Regard should also be given to the following adopted Supplementary Planning Guidance/Documents:

The Essex Design Guide

External Materials in New Developments

8.0 Consultations

8.1 None received at the time of writing.

In addition to the details reported above, the full text of all consultation responses is available to view on the Council's website.

9.0 Parish Council Response

9.1 Non Parished

10.0 Representations

10.1 Two representations of support were received.

The full text of all of the representations received is available to view on the Council's website.

11.0 Parking Provision

11.1 N/A

12.0 Open Space Provisions

12.1 N/A

13.0 Air Quality

13.1 The site is outside of any Air Quality Management Area and will not generate significant impacts upon the zones.

14.0 Development Team and Planning Obligations

14.1 This application is not classed as a “Major” application and therefore there was no requirement for it to be considered by the Development Team and it is considered that no Planning Obligations should be sought via Section 106 (S106) of the Town and Country Planning Act 1990.

15.0 Report

15.1 Design

The detailed design respects the listed building in terms of scale, height, massing and alignment. The proposed plaque is 14” in diameter, including the base. Its scale, height, mass and design are considered to be acceptable within its own merits. It will be set against the backdrop of the existing brick wall and accompanied by a metal plaque.

15.2 Impact on Listed Building

The works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building.

15.3 Impact on Conservation Area

The site is located in the Conservation Area for Garrison. It is considered that all of the finishes and materials proposed are acceptable within the conservation area and will have no detrimental impact on it.

15.4 Impact on surrounding area and residential amenity

There are a number of properties within the vicinity of the area, including residential properties and listed buildings. Due to the nature of the proposal, residential properties within the vicinity of the site that would not be affected.

15.5 The nature of the use proposed respects the character of the setting of the listed building. The listed buildings on Cavalry Road are located towards the north east of the proposal site. The proposal respects the character of the setting of the listed buildings.

16.0 Conclusion

16.1 The proposal is considered to be acceptable with minimal impact upon the listed building and conservation area.

17.0 Recommendation

17.1 APPROVE subject to the following conditions

18.0 Positivity Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

19.0 Conditions

- 1.0 The works hereby permitted shall begin before the expiration of 3 years from the date of this consent.

Reason: To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2.0 The development hereby permitted shall be carried out in accordance with the details submitted with the application.

Reason: For the avoidance of doubt as to the scope of this permission and in the interests of proper planning.

20.0 Informatives

- (1) ZT0 – Advisory Note on Construction & Demolition

The developer is referred to the attached advisory note Advisory Notes for the Control of Pollution during Construction & Demolition Works for the avoidance of pollution during the demolition and construction works. Should the applicant require any further guidance they should contact Environmental Control prior to the commencement of the works.

- (2) All works affecting the highway should be carried out by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority and application for the necessary works should be made by initially telephoning 08456 037631.