



Application No: 160415

Location: Town Hall, High Street, Colchester, CO1 1PJ

Scale (approx): 1:1250

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7.2 Case Officer: James Ryan Due Date: 20/04/2016

MINOR

Site: Town Hall, High Street, Colchester, CO1 1PJ

Application No: 160415

Date Received: 24 February 2016

Applicant: Mr Rob Hill

Development: Proposed removal of 1x plasterboard stud work, non-load bearing wall to reinstate original room size.

Ward: Castle

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 Council is the applicant.

2.0 Synopsis

- 2.1 The key issues explored below are the impact on the fabric and setting of the listed building.

3.0 Site Description and Context

- 3.1 The Town Hall is a Grade I Neo-Baroque town hall with lively elevations and high aquality detailing both internally and externally. The building is a focal point to High Street and a key skyline feature. The room in question is located on the second floor towards the front of the building.

4.0 Description of the Proposal

- 4.1 Removal of later C20 plasterboard/stud partition from one of the Town Hall service rooms is proposed. This would allow the room to be reinstated to its original proportions.

5.0 Land Use Allocation

- 5.1 The Town Hall is located in the Town Centre and in the Conservation Area.

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 Further to the above, the adopted Site Allocations (adopted 2010) policies set out below should also be taken into account in the decision making process:

N/A

7.5 Regard should also be given to the following adopted Supplementary Planning Guidance:

N/A

7.6 As an application for Listed Building Consent the relevant statutory duty is Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

8.0 Consultations

8.1 Historic England – No objection, please determine in line with your own in-house advice.

8.2 In-house Heritage Officer – Supports the scheme.

8.3 Environmental Protection – No objection.

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 None received.

11.0 Parking Provision

11.1 As an application for Listed Building Consent parking provision is not relevant.

12.0 Open Space Provisions

12.1 As an application for Listed Building Consent there are no open space provisions.

13.0 Air Quality

13.1 As an application for Listed Building Consent air quality is not a relevant consideration.

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 As an application for Listed Building Consent the only considerations are the impact on the fabric and setting of the listed building. This application proposes the removal of a modern section of wall in order to open a room up to its former size. The room would be used by the Council’s Hall Keepers. The Council’s in-house heritage team considered that the removal of the later partition would have a minor beneficial impact on the significance of the listed building as it would serve to reveal the original floor plan. The works would serve to preserve the listed building and facilitate its continued beneficial use.

16.0 Conclusion

16.1 The works as proposed are acceptable and comply with the relevant statutory duty.

17.0 Recommendation

17.1 APPROVE subject to the following conditions

18.0 Conditions

1 - Time Limit for LBCs

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 - Making Good

Within 2 MONTH(S) of the wall being removed, all adjoining surfaces which have been disturbed by the works (including brickwork, plaster and floor tiles) shall be made good with materials and finishes to match those of existing undisturbed areas surrounding the new opening.

Reason: In order to preserve the historic character of the listed building.

19.0 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.

(3) **ZTA - Informative on Conditions Stating Prior to Commencement/Occupation**

PLEASE NOTE that this permission contains a condition precedent that requires details to be agreed and/or activity to be undertaken either before you commence the development or before you occupy the development. This is of critical importance. If you do not comply with the condition precedent you may invalidate this permission. Please pay particular attention to these requirements.

20.0 Positivity Statement

20.1 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.