
Application for Planning Permission

19/00396/REG3 19/00395/LBC	Repair/replacement/new windows/doors to the stable block. Resurfacing/soft/hard landscaping of the external courtyard. Installation of gas central heating and new log burner. Internal alterations. New aerial/satellite dish. Relocation of kiosk
-------------------------------	--

1. Site and Surroundings

- 1.1. The application site relates to the eastern two storey part of the grade II listed former stable block/coach house now operated by Corby Borough Council as a Heritage Centre in conjunction with East Carlton Country Park. The building is located within the East Carlton Conservation Area.
- 1.2. Seating, a children's play area, East Carlton Hall, the country park and number of other small ancillary buildings and structures are located to the east. The park's car parking and village of East Carlton is located to the south. The park entrance and remaining sections of the former stable block (now used by a number of other private business) is located to the west. Open countryside dominates the northern side of the application site.

2. The Proposal

- 2.1. There are multiple elements to the proposal, which focuses on rejuvenating and enhancing the functionality of the Heritage Centre for the benefit of the residents of the Borough and beyond.
- 2.2. The specific elements of the proposal have been set out within pages 4 to 5 of the Heritage Impact Assessment submitted as part of the application on 6th August 2019 and reads as follows:
- 2.3. Windows and Doors
- 2.3.1. *The existing C20 windows will be simply repaired and redecorated to match existing, replacing like for like any if required.*
- 2.3.2. *The windows to the front of the existing café and the wall below are to be removed and replaced with a set of bi folding doors with top light and steel lintel above. The existing timber panel to arch will be retained. Please refer to Drawings B, C and Q.*
- 2.3.3. *New softwood stained outer doors will front the bi folds to match the timber panel above. Please refer to Drawing B.*
- 2.3.4. *The existing front entrance to the left hand side of the new bi fold doors will be removed and replaced with a new window in the same design as the existing windows. Please refer to Drawing C.*
- 2.3.5. *Two existing ground floor windows with walls below will be removed and replaced with two single doors. Please refer to D01A and D03A on Drawings C and R.*
- 2.3.6. *Two proposed roof lights with automated openers will be fitted on the kitchen mono pitch slate roof. The roof light dimensions to be confirmed subject to specialist advice. Please refer to Drawings F and J.*
- 2.4. Resurfacing Works
- 2.4.1. *To the front of the building is a hard standing area made up of cobbles, bricks and stone paving slabs. It is uneven and broken slabs are in danger of causing trip hazards. This hard standing area was created in the 1980's by Corby Borough Council to create a more attractive frontage from the rough concrete. Please refer to Photograph A for evidence. Due to its poor condition it is proposed that the cobbles are removed and whole area overlayed with a Maple Glow resin bound surface. Extending from the existing well through to the toilet block creating a uniform*

look. Please refer to Drawing D. The surface will include a block edge boarder to the full perimeter and aco drainage at the bottom of the ramp by the existing well.

2.5. Gas Central Heating

2.5.1. *The building is currently heated from electric storage heaters.*

2.5.2. *As the building has a gas supply into the garage this will be reinstated and a gas fired central heating system will be installed throughout the building with new steel panel convector radiators.*

2.5.3. *It is proposed that the new boiler will be placed in the existing garage and flued sympathetically through the roof. As per Drawing H.*

2.5.4. *Pipe runs will be exposed and routed to avoid historic elements of the structure shown indicatively on Drawings E and F.*

2.6. Internal Works

2.6.1. *It is proposed that a second opening between rooms G13 and G14 on Drawing G be created to provide two separate entrances between the café and the proposed new snug area in room G14 on Drawing E. In addition, it is proposed that the existing inglenook be opened up with a new log burner and balanced flue to the existing chimney as per Drawing E. The existing doorset D13 and D14 and partition walls will be removed for the proposed snug area as per Drawing G.*

2.6.2. *As per drawing E, it is proposed that the existing Doorset D11 to have a fire alarm activated hold opener installed. The existing Doorset D10 will be removed to allow for a better flow of foot traffic.*

2.7. Miscellaneous

2.7.1. *A TV aerial or satellite dish is proposed on the West Elevation (North wing) as per drawing H.*

2.7.2. *The current kiosk will be moved from its existing place to an area closer to the new café entrance allowing an improved serving area for customers. As per Drawing I.*

3. Site History

3.1. 14/00149/LBC - Erection of 'Foxy's Woodland sign' above double doors of the Forge. Application permitted.

3.2. 14/00330/DPA - Erection of workshop building. Ground works including retaining wall. Replace fencing with railings. Application permitted.

3.3. 14/00331/LBC - Erection of workshop building. Ground works including retaining wall. Replace fencing with railings. Application permitted.

3.4. 19/00395/LBC - Repair/replacement/new windows/doors to the stable block. Resurfacing/soft/hard landscaping of the external courtyard. Installation of gas central heating and new log burner. Internal alterations. New aerial/satellite dish. Relocation of kiosk. Decision pending.

4. Planning Policy

4.1. Policies 2 and 8 of the North Northamptonshire Joint Core Strategy (2016)

4.2. The National Planning Policy Framework (2019)

5. Consultations

5.1. County Archaeology Officer

5.1.1. No comments.

5.2. Environmental Health Officer

5.2.1. No comments.

5.3. East Carlton Parish Council

5.3.1. No comments received.

5.4. Historic England

5.4.1.No comments.

5.5. Conservation Officer

5.5.1.B J Hawkins 12.9.2019

5.5.2.Reference Number: 19/00395/LBC and 19/00396/DPA The Heritage Centre, East Carlton Park

5.5.3.Comments

5.5.4.The proposal comprises of the repair/replacement/new windows/doors to stable block. Re-surfacing/soft/hard landscaping of the external courtyard. Installation of gas central heating and new log burner. Internal alterations. New aerial/satellite dish. Relocation of Kiosk.

5.5.5.The proposed works involve alterations to the interior and exterior of the building, with a view to improving the customer experience to the building, whilst enhancing the building itself and carrying out regular maintenance works. In order to assess the application I have separated the work items below and discussed each individually, with a final summary and my recommendation.

5.5.6.Resin Surfacing

5.5.7.The original building dates from the late 18th Century, built as a coachhouse and stable block for the owners of the Estate. The external paving would most likely, originally to have been a mix of hard and soft landscaping, with granite setts and York flagstones, with hoggin and grassed areas, however this existing surfacing has been removed. During the late 20th Century the building was converted, resulting in the installation of the existing engineering brick detailing, granite setts and inset precast concrete pavings.

5.5.8.Sections of the hard surfacing adjacent to the building appears to replicate the original engineering brick surfaces, yet have become visually distant from the building, which dilutes the importance. The proposed use of resin bound gravel is of modern design and visually striking, which has a significant impact upon the front elevation of the building.

5.5.9.On closer inspection of the existing paving it reflects the original, albeit installed in the late 20th Century, however has limited architectural significance and as such I am minded on balance to recommend this proposal for approval. The proposed surfacing provides a functional holistic approach to the front elevation, visually enhancing the front elevation and improving the visitor experience without compromising the historic integrity of the building.

5.5.10. Café Entrance and Bi folding doors

5.5.11. The proposed entrance alterations, seek to remove the existing fully glazed windows, set within the original arch headed door openings and to reinstate new doors to provide improved pedestrian access into the building. Historically the building was accessed by both carts and carriages, through these openings, more latterly being converted into garaging.

5.5.12. The proposed serves to reinstate these to door openings, with large glazed panels to either side of the door openings, with glazed lights over, all set within the original opening behind a set of large timber vertical boarded doors.

5.5.13. There are no clear materials specified for the bi folding doors, however the drawings indicate that these doors are constructed of either UPVC or aluminium and not timber. Timber would be the material of choice, however alternate materials would be considered.

5.5.14. UPVC is not an appropriate material for installation on a listed building or within a conservation area.

5.5.15. Please provide material and colour details for the Bi folding doors.

5.5.16. Windows and doors

5.5.17. The proposed works to the windows and doors include the installation of two new doors, comprising of vertically boarded timber stable doors, providing pedestrian access, with a servery over the bottom section of the door, with the top half of the top open. Sufficient detailed information has been provided on the drawings, with the colour confirmed as dark brown to match the existing.

5.5.18. Rooflight

5.5.19. The proposal involves the installation of two conservation rooflights to the rear facing (east) elevation of the outshut to the main building, housing the kitchen to the existing café. This proposal serves to provide natural lighting into the rear of the building.

5.5.20. Subject to confirmation of the overall sizing and manufacturer of the rooflight, I have no objection to this proposal.

5.5.21. Kiosk re-location

5.5.22. I have no objection in principle to the relocation of the timber kiosk, although no accurate proposed location details have been submitted for the existing and proposed location of the kiosk.

5.5.23. Central Heating installation

5.5.24. The proposal involves the installation of a central heating system, with radiators serving the building, heated by a boiler located with the later attached garage to the southern end of the main building. The boiler is served by a metal circular flue, which is situated through the existing slated roof of the garage building, terminating above the eaves level of the main building, complete with a vented cowl.

5.5.25. Subject to the overall diameter, method of fixing and colour of the flue I have no objection to this proposal.

5.5.26. Log burner and Internal alterations

5.5.27. The proposal seeks for the removal of a section of internal brickwork adjacent to the existing projecting chimney breast on the dividing wall with the existing café, along with the installation of a multi fuel stove to service both rooms. Although the removal of the section of brickwork is the loss of historic fabric, the installation of a downstand beam over and the retention of the existing chimney breast, reinforces the original line of the partition, without the loss of the historic spatial arrangement.

5.5.28. I have no objections to the doorset alterations and installations.

5.5.29. I have no objection to the proposals.

5.5.30. Recommendations

5.5.31. I have no objection to the proposal and recommend this application for approval, subject to the following conditions:-

5.5.32. Details of the overall diameter, colour and method of fixing for the boiler flue.

5.5.33. Details of the overall size and manufacturer of the rooflights.

5.5.34. Details of the bi folding doors, materials and colour.

5.5.35. Details of the kiosk re-location.

5.5.36. Second Consultation (following submission of details in relation to 5.5.33, 5.5.34, 5.5.35)

5.5.37. Having looked over the additional submitted information, I am satisfied that the rooflight and bi folding door detail is sufficient for the discharge of the planning condition, subject to the manufacturers details being received.

5.5.38. I understand the gas central heating situation, however it would require a further application for the installation of the boiler flue, so it may be prudent to leave this condition in place and for it to be discharged at a later date, yet still prior to installation.

5.5.39. I am satisfied with the level of information relating to the kiosk re-location.

6. Advertisement and Representations

6.1. Neighbour letters sent 15/08/2019.

6.2. Site notice posted 16/08/2019.

6.3. Evening Telegraph published 29/08/2019.

6.4. No representations received.

7. Key Determining Issues

7.1. Impact upon the Listed Building and Conservation Area

7.2. Impact upon Neighbouring Amenity

8. Officer Assessment

8.1. Impact upon the Listed Building and Conservation Area

8.1.1. In line with the comments received from the Conservation Officer detailed in section 5.5, no objections in relation to the heritage asset has been raised, subject the submission of more details prior to the relevant elements of the development commencing.

8.1.2. In line with this recommendation, the suggested four conditions will be attached to any positive decision requiring additional information in relation to the diameter, colour and method of fixing for the boiler flue, size and manufacture of the roof lights, bi folding door materials and colours and exact details of the kiosk relocation be submitted to the Local Planning Authority.

8.1.3. Therefore it is concluded that the development conforms to policy 2 of the NNJCS (2016) and the National Planning Policy Framework (2019).

8.2. Impact upon Neighbouring Amenity

8.2.1. Due to the majority of the works taking place towards the eastern side of the building, to which the nearest neighbour is East Carlton Hall located approximately 155m from the development site, there will be no detrimental impacts here.

8.2.2. Two small roof lights are proposed for the western elevation, which would open into the shared courtyard currently used by the neighbouring small businesses. However, the lowest part of the roof lights is sighted approximately 3.3m above floor level, mitigating any potential for overlooking.

8.2.3. As such, there will be no negative impacts to neighbouring amenity, ensuring no the development complies with Policy 8 of the NNJCS (2016) and the NPPF (2019).

9. Conclusion

9.1. The proposed development causes no demonstrable harm to the listed heritage assets within the East Carlton Conservation Area. There is no negative impact upon neighbouring amenity. As such, the development confirms to Policies 2 and 8 of the NNJCS (2016) and the National Planning Policy Framework (2019).

10. Recommendations: Approve subject to the following conditions:

1. Full planning permission

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. List of Approved Plans and Drawings

The development shall conform in all aspects with the plans and details shown in the schedule of plans as listed below, unless variations are agreed by the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

3. Details of the Boiler Flue

Prior to the commencement of the relevant part of the works, exact details of the overall diameter, colour and method of fixing for the boiler flue shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a suitable form of development in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

11. Informative

11.1. The applicant should note that conditions 3, 4, 5 and 6 require the submission of additional information before the relevant elements of the work commence. This process has a statutory determination period of 8 weeks and costs £116 per application. All four conditions could be discharged in a single submission or four separate submissions.

12. Human Rights Act 1998

12.1. Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8/or Article 1 of the First Protocol of the Act and consider that it is appropriate.

12.2. Officers have also considered the interference with the human rights of the applicant under Article 8/and or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of the property in accordance with the general interest. The interferences are therefore justifiable and proportional.

13. Section 17 of the Crime and Disorder Act 1998

13.1. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission.

Officers to Contact:

Stuart Moseley

Tel No: 01536 464141

Email: stuart.moseley@corby.gov.uk