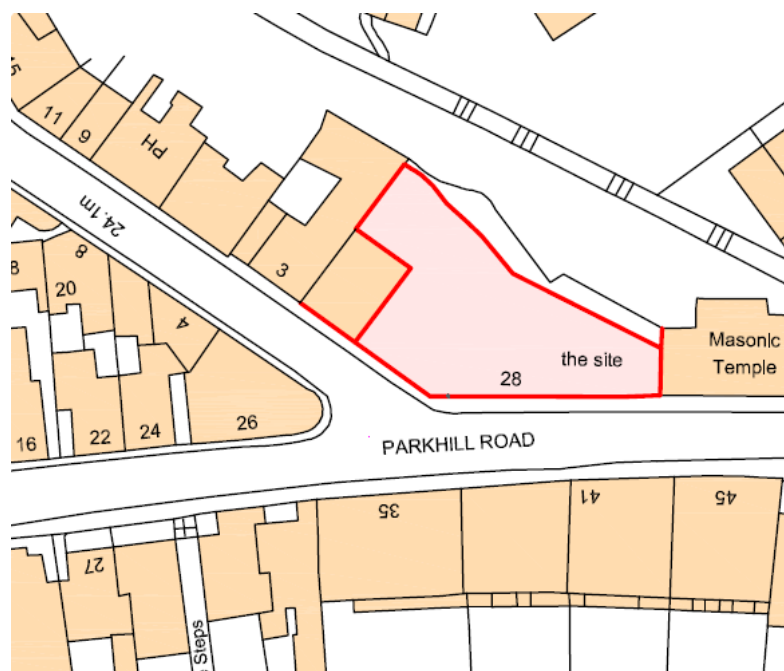




Application Site Address	Former Torwood Conservative Club 28 Parkhill Road Torquay TQ1 2AR
Proposal	Change of use from conservative club to 3 self-contained dwellings
Application Number	P/2019/0424/LB
Applicant	Mr J O'Dwyer
Agent	Mr Rob Boulton – Parkes Architecture and Design
Date Application Valid	24.04.2019
Decision Due date	20.06.2019
Extension of Time Date	16.08.2019
Recommendation	That Listed Building Consent is granted, subject to the conditions detailed below. The final drafting of conditions and addressing any further material considerations that may come to light to be delegated to the Assistant Director of Planning and Transport.
Reason for Referral to Planning Committee	The application has been referred to Planning Committee as the applicant is a local ward councillor and the proposal is not considered to be minor in nature.
Planning Case Officer	Ross Wise



Site Details

The application site is the Former Torwood Conservative Club, 28 Parkhill Road, Torquay. The application site comprises of a complex of buildings, currently vacant, but that have previously been in commercial use. The application site is composed of three elements. A central section and a series of extensions that physically connect to two adjacent listed buildings, No.1 Meadfoot Lane and the Freemasons Lodge of St John. The central section of the building, not listed in itself, is mentioned within the Torquay Harbour Conservation Area Appraisal (CAA) as forming a key building and/or building groups of architectural importance or which make a significant contribution to the townscape. Also mentioned for similar reasons within the CAA are buildings within a terrace that are located directly opposite the application site.

Description of Development

The proposal development is for the change of use of the former Conservative Club and form three self-contained dwellings, including one single-storey two bedroom unit and two two-storey units of two and three bedrooms. This application for listed building consent seeks approval for proposed works affecting the fabric of the listed buildings.

The proposal seeks to remove previous extensions of the property that currently form the entrance canopy/lobby to the north-west elevation. Additionally, the removal of the flat roof extension to the rear would be removed, not visible from the public highway, in order to create amenity space for each of the proposed units. Existing blocked apertures are to be re-opened with timber doors and windows inserted within the openings. An increase in ridge height of the stone-faced pitched-roof building that adjoins the central two-storey structure is proposed to facilitate the addition of a second floor. The roof would be finished in slate to match the adjoining building. A range of internal alterations would be undertaken to convert the building into three dwellings. Bin and secure cycle storage would be provided for each of the proposed dwellings.

Pre-Application Enquiry

N/A

Relevant Planning Policy Context

Development Plan

- The Adopted Torbay Local Plan 2012-2030 ("The Local Plan")
- The Adopted Torquay Neighbourhood Plan 2012-2030

Material Considerations

- National Planning Policy Framework (NPPF)
- Planning Policy Guidance (PPG)
- Published standing Advice
- Planning matters relevant to the case under consideration, including the following advice and representations, planning history, and other matters referred to in this report:

Relevant Planning History

P/2018/1118/PA. Demolition of section of the building, formation of parking space, replacement roof material, installation of balustrading and gates (Revised plans received 18/12/18). Approved 14.02.2019

P/2018/1119/LB Demolition of section of the building, formation of parking space, replacement roof material, installation of balustrading and gates (Revised plans received 18/12/18). Approved 14.02.2019

Summary of Representations

The application was publicised through a site notice and neighbour notification letters.

2 objections and 0 letters of support were received.

Concerns raised include:

- Impact on parking.
- Overdevelopment.
- Loss of privacy.

Summary of Consultation Responses

Historic England: *On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.*

Heritage Advisor: *The proposal concerns significant alterations to a listed building, and key building in a Conservation Area.*

The listed building concerned is the Grade II building 1 Meadfoot Lane listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 entry number 1292372. This listing reads as follows:

House. c1840s, disused and boarded up on survey. Plastered; slate roof; stacks with rendered shafts with platbands. PLAN: Overall L-plan. Rectangular main block, cross wing to right. EXTERIOR: 2 storeys. 3-bay front. Deep eaves on brackets. C20 central front door with opening immediately above described in 1975 list as "marginal glazed casement". Ground-floor window right 12-pane horned sash. Other windows boarded (described as "glazing bar sashes" in 1975 List). First-floor window right was a bowed French window giving onto a balcony, still in situ, with a decorative cast-iron balustrade. INTERIOR: Not inspected.

The listing description is not particularly helpful however, the proposed scheme is sensitively designed will remove some very unsightly and unsympathetic additions to the building, including a canopy and flat roofed extension which are physically attached to the listed building. The removal of these items are a major positive step and are fully supported. Internally the ground floor layout is amended to accommodate

a proposed residential use in place of the club office, toilets and snooker room. Whilst this involves creating a new link internally it is considered that there is no resultant overall harm to the listed building. Overall this element of the scheme is considered to represent an enhancement of the building.

The right hand side of the club building (when viewed from the street) is curious in terms of its architecture and is clearly of some age and is located within the Torquay Harbour Conservation Area. This section of the building arrangement is of a raised stone faced construction with circular windows surrounded by bath stone and is quite rightly noted in the Conservation Area Appraisal as forming a key building and/or building groups of architectural importance or which make a significant contribution to the townscape.

Again the proposed scheme is sympathetic and the public face of this element will in effect be restored, whilst the rear and side elevation will benefit from the removal of the canopy and extension referred to above.

The final element of the proposal concerns the removal of a section of a corrugated roofed building which currently attaches the club to the listed Freemason's Lodge, which is an attractive and architectural ornate building. The separation proposed is considered to be positive however the renovation of the exposed Lodge wall will need to be handled with care and as such a condition should be imposed requiring details of this work to be approved. The remaining link building is proposed to be amended and replaced with a larger slate roof. On balance this revision is considered to represent an enhancement to the Conservation Area.

In conclusion the proposed alterations balanced against the considerable gains in terms of removing inappropriate additions is considered to be positive in terms of heritage impacts. Conditions should be imposed provided suitable details of any new fenestration, materials and railing details.

Highways Authority: *Whilst the proposed buildings are just outside the Town centre, and the off road parking spaces do not comply with the requirements of the Local Plan. As the site is close to local car parks, walking distance to the Town Centre and main Bus routes and would probably have less trips than its use as a Conservative Club, Highways would have no objections.*

Key Issues/Material Considerations

1. Impact on Heritage Assets.

Planning Officer Assessment

1. Impact on Heritage Assets

Policy SS10 states that proposals will be assessed, amongst other things, in terms of the impact on listed and historic buildings, and their settings, and in terms of the need to conserve and enhance the distinctive character and appearance of Torbay's conservation areas. Policy HE1 states that development proposals should have

special regard to the desirability of preserving any listed building and its setting, or any features of special architectural or historic interest which it possesses. Policy TH10 of the Torquay Neighbourhood Plan supports alterations to listed buildings where they safeguard and enhance their historic qualities and elements according to their significance.

This application is for listed building consent only. Listed building consent is required for all works of demolition, alteration or extension to a listed building that affect its character as a building of special architectural or historic interest.

The Council's Heritage Advisor has commented that the proposed scheme is sympathetic to the listed elements. It is noted that the public face of the building(s) will be restored, whilst the rear and street elevations will benefit from the removal of the canopy and extension.

It should be noted that during the course of the application the proposal has been modified. The proposal originally sought to install white uPVC windows and doors within the south-east elevation within existing apertures to be re-opened. Following negotiation, the plans have now been amended to include timber replacement doors and windows that are considered to preserve and enhance the character of the heritage assets. Information regarding the profiles of the windows should be secured through a planning condition to ensure they are appropriate and don't not adversely impact the heritage assets.

Subject to the conditions being adhered to, the proposal is considered to have an acceptable impact on heritage assets as the proposal would re-use and refurbish the majority of the existing building, remove unsightly additions and use high quality materials. It is considered that there would not be any harm to heritage assets. As such the proposal is considered to be in accordance with Policies SS10 and HE1 of the Local Plan and Policy TH10 of the Torquay Neighbourhood Plan.

Statement on Human Rights and Equalities Issues

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equalities Act - In arriving at this recommendation, due regard has been given to the provisions of the Equalities Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected

characteristics are age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.

Local Finance Considerations

S106/CIL –

S106:

Not applicable, subject to the use of a planning condition to ensure the facility serves local residents only.

CIL:

The CIL liability for this development is Nil.

EIA/HRA

EIA:

Due to the scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA development.

Conclusions and Reasons for Decision

The proposal would help to restore and enhance the listed buildings in a manner that would not be detrimental to their significance. The proposal is considered acceptable, having regard to the Torbay Local Plan, the Torquay Neighbourhood Plan, and all other material considerations.

Officer Recommendation

That Listed Building Consent is granted, subject to the conditions detailed below. The final drafting of conditions and addressing any further material considerations that may come to light to be delegated to the Assistant Director of Planning and Transport.

Conditions or Refusal reasons

Materials

Prior to the undertaking of any repair or building works in relation to the listed buildings, details of the proposed use of materials relating to walls, roofs, and openings, including samples, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved details, and shall be retained as such for the life of the development.

Reason: To ensure an acceptable form of development in the interests of the character and appearance of the heritage asset and the Torquay Harbour Conservation Area in accordance with Policies DE1, HE1 and SS10 of the Adopted Torbay Local Plan 2012-2030.

Railings

Prior to the installation of the railings hereby approved, a sample or technical detail of the railings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, and shall be retained as such thereafter.

Reason: In the interest of visual amenity in accordance with Policy DE1, SS10 and HE1 of the Torbay Local Plan 2012-2030.

Windows/Doors

Prior to the installation of new windows and doors, the following shall be submitted to and approved in writing by the Local Planning Authority, which seek to respond to the positive aspects of the local prevailing character of the area:

- Sections at a scale of 1:1 and elevations at a scale of 1:10, of all new windows and doors
- Reveal sections, drawn to a scale of 1:1-1:10
- Sill sections, drawn to a scale of 1:1-1:10

The development shall then proceed in full accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure an acceptable form of development in the interests of the character and appearance of the heritage asset and the Torquay Harbour Conservation Area in accordance with Policies DE1, HE1 and SS10 of the Adopted Torbay Local Plan 2012-2030.

Relevant Policies

DE1 - Design

HE1 – Listed Buildings

SS10 – Conservation and the historic environment

TH8 – Established architecture

TH10 – Protection of the historic built environment.