

Application Number

P/2013/0614

Site AddressJesmond Dene
85 Abbey Road
Torquay
Devon
TQ2 5NN**Case Officer**

Mr Alistair Wagstaff

Ward

Tormohun

Description

Change of use of guest house (Class C1) to HMO (sui generis) with internal works

Executive Summary/Key Outcomes

This application is only looking at the physical changes required to the building in order to implement the concurrent planning application for a change of use to a House in Multiple Occupation. It does not consider the principle of the proposed change of use.

The property is a grade II listed building, and it is considered that the changes required (as shown) to convert the property to a HMO would improve and enhance the integrity of the listed building. The proposal is therefore considered to meet the design, conservation and heritage policies within the Saved Adopted Torbay Local Plan.

Recommendation

Approval.

Statutory Determination Period

8 weeks 16 August.

Site Details

Detached Listed Building on the eastern side of Abbey Road, opposite Roebuck House and with the Council's multi-storey car park at its rear. The building is of three storeys over a basement.

The site lies in the centre of the Abbey Road Conservation Area; it is surrounded by a number of key buildings typical of the architecture and visual aesthetic of the fashions of early-period Victorian Torquay (Abbey Road Conservation Area Character Appraisal July 2005, para 4.1.6). It is the only one listed in the group and clearly superior to the others in it. They have all suffered in recent years from deleterious changes to their fabric and settings. It is complemented by the listed group of Roman Catholic Church, presbytery and former School immediately opposite of the 1850/60s.

Detailed Proposals

Change of Use of guest house (C1) to HMO Sui Generis with internal works

Summary Of Consultation Responses

Conservation – this scheme is an enhancement on the first application. Following a site inspection on 25 June it is evident that the new scheme has addressed all the concerns

raised in the original comments. All elements of that earlier scheme which had a detrimental effect on the fabric have been removed, and further the proposals now include reversals of some of the mid 20th-century alterations to the original layout.

The kitchen on the second floor will require venting for ovens, hobs etc, but none is shown. Two chimney stacks are attached to adjacent rooms 8 & 9 which may provide a means of venting if joined above ceiling level below the roof itself. However it is done, external venting will be required; this will affect the appearance of the building and will need to be addressed. Tanking to the basement is not ideal, but the historic fabric is generally coarse rather than 'polite', and it is thus acceptable.

English Heritage - not necessary to consult EH on this application.

Summary Of Representations

5 representations have been received. The key issues raised are:

- impact on local area
- overdevelopment
- against the neighbourhood plan
- not in keeping with local area
- impact on local area and anti social behaviour
- inadequate parking
- oversupply of HMOs in the area
- concern over badger set in locality and Bat colony in area whose nest sites are unknown.

Relevant Planning History

P/2013/0142 Change of Use of guest house (C1) to HMO (Sui Generis) refused.

P/2013/0143 Change of Use of guest house (C1) to HMO (Sui Generis) refused.

Key Issues/Material Considerations

The applicant has stated that there are no planned external demolitions to the property with all conversion works to be undertaken internally. However, the applicant does state that the external appearance of the building is to be restored. A detailed Schedule of Works has been submitted with the application, this covers repair works which do not require consent and also physical alterations which do.

The works proposed are summarised as follows:-

Ground floor

Veranda repaired, Entrance porch repaired, Windows, Skirting's, doors stairs and other timber surfaces repaired, Tiled floor repaired, kitchen doorway reinstated, blocking up additional kitchen doorway stud partition, new electrics installed where required, new carpets, new kitchen and bathrooms fittings installed

First Floor

Remove existing floor covering, repair and redecorate walls and ceilings, Windows, Skirting's, doors stairs and other timber surfaces repaired, cap of redundant services and restore, new electrics, two new doorways installed to two new en-suites, with new bathroom fittings, existing door way trained but boarded over, exist fire place retained.

Second Floor

Remove existing floor covering, repair and redecorate walls and ceilings, Windows, Skirting's, doors stairs and other timber surfaces repaired, cap of redundant services and restore, new electrics, removal of modern partitions and doors re-instatement original structures and doors, new bathrooms fittings installed, new kitchen installed.

Basement

Windows, Skirting's, doors stairs and other timber surfaces repaired, floor recovered, new electrics installed where required, new carpets, new kitchen and bathrooms fittings installed, tanking membrane system installed, to subterranean retaining walls.

External

Repair and maintain external façade features, redecorate with existing colour scheme, External canopy repair and redecorated, all rainwater goods repaired.

The primary issue in this case is whether or not the proposed works required to convert the property to a House in Multiple Occupation would adversely affect the character and appearance of the building in any way or impair its status as a Listed Building.

To assist in making this decision, guidance is given in policy BE6 of the saved Adopted Torbay Local Plan which 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." The policy goes on to state that "Proposals for the alteration or extension of any listed building will not be permitted if the character of the building would be adversely affected by the change." This is the basis upon which the current application should be judged.

The previous Listed building and planning application proposed a scheme of works and alterations which were considered to have a negative impact on the Listed building. This application has addressed all the concerns raised in relation to the previous application and removed all elements which had a detrimental effect. This application also now includes reversals of some of the mid 20th-century alterations to the original layout which were detrimental to the original building.

The scheme of work is seen as an enhancement to the listed building and will help preserve it in to the future. There are a number of features which are not necessarily enhancements these include the provision of new internal doorways and the tanking of part of the basement floor, these alteration do however facilitate a new use to the building and are not considered significantly detrimental by the Conservation Officer.

The NPPF also advises that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. In this regard the works are required to bring the building into a viable uses. The works are also combined with the larger scheme of works which are enhancements to the building.

S106/CIL -

This is properly considered under the concurrent planning application and is not a matter to be dealt with by this application for Listed Building Consent.

Conclusions

The proposals are considered to help preserve the listed building for the future and are in accordance with the design and heritage policies within the Saved Adopted Torbay Local Plan as well as guidance within the NPPF.

Relevant Policies

BES - Built environment strategy

BE6 - Development affecting listed buildings

BE7 - New uses for historic buildings