

Application Number

P/2016/1317

Site Address1-2 Kents Road
Torquay
TQ1 2NL**Case Officer**

Mr Scott Jones

Ward

Wellswood

Description

Conversion and change of use from care home (C2) to 12 residential apartments (C3); Internal and external alterations

Executive summary

The site is Numbers 1 and 2 Kent's Road, which is a former 30-bed care home that sits at the eastern entrance to Kent's Road. The care home use has ceased and the building currently lies empty. The building is two former Victorian townhouses that are part of a wider Grade II listed terrace.

Listed Building Consent is sought for internal and external alterations linked to the proposed change of use of the building to provide 12 apartments (5 one-bed apartments, 6 two-bed apartments, and 1 three-bed apartment), together with bin storage, cycle storage, garden space and parking for 5 cars.

The proposal presents as sensitive conversion scheme that secures suitable internal and external physical works to the Listed Building, removing a number of deleterious features and made good where necessary.

The proposed development is considered to provide good quality residential layout that enhances the character and appearance of the heritage asset.

The proposed physical works to the building are aligned with the aims and objectives of Policy HE1 of the Torbay Local Plan 2012-2030 and advice contained within the NPPF in regard to heritage assets.

Recommendation

Grant of Listed Building Consent, subject to conditions delegated to the Head of Business Services to include those outlined within this report.

Statutory Determination Period

8 week deadline, extended to 14.03.2017 in order to permit the listed building works to be considered aside the accompanying planning application that includes the change of use.

Site Details

The site is Numbers 1 and 2 Kent's Road, which is a former 30-bed care home that sits at the eastern entrance to Kent's Road. The care home use has ceased and the building currently lies empty.

The building is two former Victorian townhouses that were subsumed into a single operating care home, with interconnecting doors created through the central party wall.

The building forms Part of a Grade II listed terrace that is numbers 1-7 Kent's Road, which date from the 1870s and set in a pleasant tree lined street with a residential character. The listed terrace also sits in the Lincombes Conservation Area and is adjacent to the Wellswood Local Shopping Centre.

In terms of setting there are two vehicular entrances to an expanse of hardstand that sits to the east of the building adjacent to Higher Erith Road which provide an un-marked parking area. To the rear of Number 1 there is a modern flat-roofed extension that has removed the natural circulation around the building to the rear garden.

Detailed Proposals

Listed Building Consent is sought for internal and external alterations to permit the change of use of the building from a 30-bed care home to provide 12 apartments.

The change of use proposes 5 one-bed apartments, 6 two-bed apartments, and 1 three-bed apartment. Two apartments are proposed within the basement and these will be independently accessed from the rear of the building. Four apartments are proposed on each of the ground and first floors, with access split from the two historical front doors. Two apartments are proposed at second floor in the roof storey.

There are a number of internal alterations proposed to the listed building in order to permit the building's conversion from the care use layout to provide 12 apartments.

The general concept is to remove the various partitions and interventions to the historical fabric from the care use era, make good all detailing such as cornicing, and then to provide a layout for an apartment scheme that seeks to re-emphasise the building as two buildings with each function around a principal entrance to a central lobby and stairs, with principal rooms restored where possible.

Externally it is proposed to remove modern Upvc windows where they exist and replace with timber windows to match the historical window form, to repair and redecorate the original timber windows where necessary, and to repair and replace lead flashing where required. The scheme also ensures the removal of

the care home signage, the removal of a metal escape stair and small extension to the rear. The scheme also proposes to introduce an archway in the modern rear extension at lower ground floor to reintroduce circulation around the building and provide access to the two basements apartments and also access to bin and cycle storage and rear garden space.

The informal parking area to the east of the building adjacent to Higher Erith Road will be formalised to provide 5 parking spaces to serve the development.

Around the building boundary landscaping is to be reinforced, light wells to the south fronting Kents Road will be restored to aid light ingress to the basements units, high quality patio covering will be provided adjacent to the building and a garden formed to the rear of the building.

Summary Of Consultation Responses

Design and Conservation Team:

The scheme is an improvement on the 13 unit scheme seen at pre-app and the basement configuration of 2 flats rather than 3 as suggested is welcomed. The archway intervention to allow access to the rear is acceptable as it provides a number of benefits in terms of circulation and general use. The scheme is supported.

Summary Of Representations

None.

Relevant Planning History

Pre-Application Enquiry for 13 units - General support given but advised that the scheme could be improved by providing 2 units at basement level.

Historical application for Number 2 only - Conversion to 8 units - Refused- Due to poor design and impact upon the listed building and with an informative that the proposal should deal with the entire care home which occupies No.1 and No.2.

Key Issues/Material Considerations

The key issue is whether the proposals have due regard to the desirability of preserving the listed building and its setting, as outlined within Policies HE1 and SS10 of the Torbay Local Plan 2012-2030.

HE1 states that suitable uses for listed buildings will be supported where it will help to conserve the historical fabric and character of the building.

In addition Paragraph 131 of the National Planning Policy Framework (NPPF) states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can

make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness.

Also relevant is Paragraph 132 of the NPPF which states that great weight should be given to a heritage asset's conservation and that as heritage assets are irreplaceable any harm or loss should require clear and convincing justification.

Further to the above Paragraph 137 cites that Local Planning Authorities should look for opportunities to enhance or better reveal the significance of heritage assets.

The proposed external alterations provide a comprehensive scheme to address certain deleterious features and to make good areas that are in poor repair. By addressing the window stock and alien elements such as signage and a metal escape stair the external appearance of the building will be positively addressed to an acceptable level.

Internally the scheme recreates the vertical division between No.1 and No.2 and will return the building back to the two operating buildings as per the original townhouse arrangement. Excluding the basement units, which will be independently accessed, each building will be accessed and circulated through the principal doors with units off the communal lobby and feature staircases. The overriding principal of seeking to return the layout as close to the original principal rooms is welcomed, as is the return of missing architectural features such as cornicing.

In terms of setting the proposal seeks to provide a balance between the provision of parking and the ability to provide a garden setting for the building. The scheme proposes that the expanse of parking will be softened by landscaping and the area formalised by parking bays, which will help create some order to the area. High quality paving is also proposed closer to the building to provide patio areas. Considering the constraints of the plot the setting of the listed building is also adequately addressed.

The elements outlined above are considered to present a positive and well thought out treatment of the building, its fabric and its setting, which have due regard to the desirability of preserving the listed building.

The proposal is considered comfortably aligned to the aims of Policies SS10 and HE1 of the Torbay Local Plan and relevant guidance contained within the NPPF in regard to heritage assets.

Other matters

In line with Natural England' SSSI Impact Risk Zone designations, the development is not considered likely to have an effect on the nearby SSSI

designations.

The proposal is unlikely to impact protected species due to the limited nature of external works. An informative in regard to having due care is recommended.

S106/CIL -

N/A to Listed Building Consent application.

Conclusions

The proposal secures suitable enhancements to the building to better reveal it as a heritage asset.

It also secures improvements supportive of a change of use that would bring an unoccupied listed building back into use and help secure its condition for the longer term.

The proposed development is considered to be appropriate and is comfortably aligned with the aims and objectives of Policies HE1 and SS10 of the Local Plan.

Proposed conditions:

- Completion of all external works prior to occupation
- Completion off all internal works prior to occupation.

Relevant Policies

HE1 - Listed Buildings

SS10 - Conservation and Historic Environment