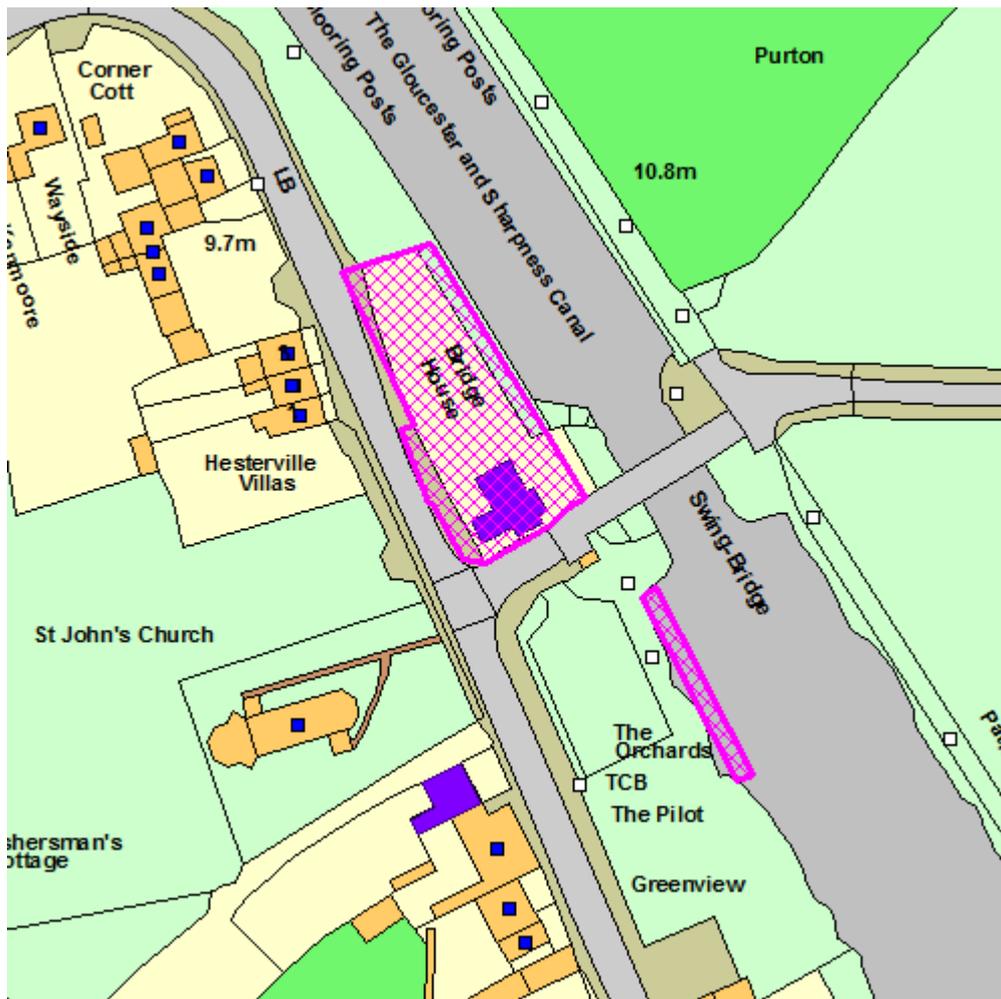




Development Control Committee Schedule 25/04/2017

| | |
|-------------------------|------------------------------------------------------------------------------------|
| Item No: | 04 |
| Application No. | S.16/2838/LBC |
| Site No. | PP-05695943 |
| Site Address | Bridge House, Purton, Berkeley, Gloucestershire |
| Town/Parish | Hinton Parish Council |
| Grid Reference | 369202,204209 |
| Application Type | Listed Building Consent |
| Proposal | Proposed rowing club facility including erection of a boathouse and a new pontoon. |
| RECOMMENDATION | CONSENT |
| Call in Request | Councillor Gordon Craig |





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|------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Applicant's Details | University of the West of England Frenchay Campus, Coldharbour Lane, Bristol, BS16 1QY |
| Agent's Details | LPC (Trull) Ltd Trull, Tetbury, GL8 8SQ |
| Case Officer | Holly Simkiss |
| Application Validated | 10.01.2017 |
| CONSULTEES | |
| Comments Received | Environmental Health (E) Parish / Town |
| Not Yet Received | |
| Constraints | HSE Consultation Zone Purton Water Works Key Wildlife Sites - Polygons Listed Building Within 50m of Listed Building |
| OFFICER'S REPORT | |

DESCRIPTION OF BUILDING

The application site comprises a 19th Century Grade II Listed building known as Bridge House and its associated residential curtilage. The house is single storey and is one of a group of 8 similar bridge keeper's houses on the Gloucester/Sharpness canal. The house has previously been extended (1977) in two places, (to the south-west and north-west elevations). The building is in a poor state of repair.

List description:

Bridgekeeper's House on the Gloucester-Sharpness Canal

II

Bridgekeepers' house. Early C19, possibly by Robert Mylne, first principal engineer to the Gloucester and Berkeley Canal Company.

Rendered, slate roof, 2 small rendered stacks. L shape single storey, possibly originally square with shallow pediments on each side. Main front to north east facing the Canal with 2 fluted Doric columns widely spaced in antis beneath shallow pediment with plain frieze and cornice, and without bases. Doorcase at back of portico has moulded jambs and lintel and 6-panel door, top 4 fielded, lower 2 flush. Scattered fenestration, mainly small sashes, plate-glass or 16-pane. Slightly projecting plain eaves cornice on range parallel to Canal. Survey



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work for the original canal route from Gloucester to Berkeley was carried out by Mylne in 1793. In 1813 the terminal point was changed to Sharpness, and the canal opened in 1827. Sharpness, centenary booklet 1974, published by British Waterways Board.

PROPOSAL

The application proposes to change the use of the house into a clubhouse with supporting facilities, including internal alterations (fully detailed below).

REVISED DETAILS

Revised plans and amended Design and Access Statement received 03.04.2017.

MATERIALS

Windows: Painted hardwood.

REPRESENTATIONS

Statutory Consultees

Parish Council: object.

SDC Conservation Officer: comments made.

Public

Approximately 29 letters of objection (including repeated responses), 4 letters of comment and 4 letters of support.

PLANNING CONSIDERATIONS

For the purposes of Regulation 2 of the Planning (Listed Buildings and Conservation Areas) (England) (Amendment) Regulations 2003, the reasons for the Council's decision is summarised below. In considering the Application, the Council has given special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest that it possesses. Where relevant, reference is made to Government policy set out in the National Planning Policy Framework.

PLANNING POLICY AND GUIDANCE

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2). (Listed building)

Section 66(1). (Listed building)

National Planning Policy Framework

Paragraphs 126-141.

Historic England Advice Note 2 - Making Changes to Heritage Assets

Stroud District Council Local Plan, Adopted 2015

Policy ES10.



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DESIGN/APPEARANCE/IMPACT ON THE BUILDING

Originally, the application proposed the removal of part of a rear wall of the building and blocking up a door. The Senior Conservation Officer requested that these elements were omitted from the scheme and revised plans were duly submitted.

The application proposes to change the use of an existing residential dwelling in to a clubhouse that would provide:

1. Changing rooms
2. Store room
3. Briefing room
4. Kitchen/common room.

The internal changes proposed to the layout of the building includes:

1. Blocking up of internal door between kitchen and middle room
2. Removal of internal walls between bedroom, bathroom and middle room.
3. New partition walls.

The existing house will benefit from replacement windows (painted hardwood to replicate the originals) and repairs to the external render and masonry, making good any defects.

The proposed improvements to the listed building are welcomed.

REVIEW OF CONSULTATION RESPONSES

The Parish Council has raised an objection to the proposed development but have not commented specifically with regard to the alterations to the listed building; their objection relates to the principle of development.

The SDC Conservation Officer initially raised concerns which have been satisfied by the submission of revised plans.

RECOMMENDATION

Consent is recommended for the works.

HUMAN RIGHTS

In compiling this recommendation we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any neighbouring or affected properties. In particular regard has been had to Article 8 of the ECHR (Right to Respect for private and family life) and the requirement to ensure that any interference with the right in this Article is both permissible and proportionate. On analysing the issues raised by the application no particular matters, other than those referred to in this report, warranted any different action to that recommended.



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RECOMMENDATION - CONSENT

Subject to the following conditions:

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason:

To comply with Section 18 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:

Proposed Elevations of 03/04/2017

Plan number = 431 AI CD 214-B

Proposed floor plan of 03/04/2017

Plan number = 431 AI CD 115-B

Version number = BRIDGE HOUSE

Proposed Elevations of 03/04/2017

Plan number = 431 AI CD 213-B

Version number = BRIDGE HOUSE

HOUSE

Proposed Elevations of 03/04/2017

Plan number = 431 AI CD 216

Version number = BRIDGE HOUSE

HOUSE

Design & Access Statement of 03/04/2017

Plan number = REVISED

Reason:

To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.

3. Before work begins, a schedule and annotated plan showing the full extent of alteration works to existing windows shall be approved in writing by the Local Planning Authority and the work agreed carried out in strict accordance with the approved details.

Reason:

To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



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Informatives:

1. If a protected species (such as any great crested newt, bat, badger, reptile, or any nesting bird) is discovered using a feature on site all work at the locality should cease. A suitably qualified ecological consultant or Natural England should be contacted and the situation assessed before operations can proceed. This action is necessary to ensure compliance with the Wildlife & Countryside Act 1981 (as amended), the Conservation (Natural Habitats & C.) Regulations 1994 (as amended) and/or the Protection of Badgers Act 1992.

This informative should be passed on to any contractors carrying out the development.