

TWC/2021/0724

Former Youth Centre, Gower Street, St Georges, Telford, Shropshire
Conversion of existing building to provide 3no new dwellings, community facility and parish council offices with external and internal changes (Listed Building Application)
*** Amended Description / Plans Received ***

APPLICANT

Nuplace Ltd,

RECEIVED

15/07/2021

PARISH

St. Georges and Priorslee

WARD

St Georges

THE ACCOMPANYING FULL APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS THE COUNCIL ARE THE APPLICANT AND LANDOWNER AND THE PROPOSAL IS A MAJOR APPLICATION (10 OR MORE UNITS). THE ACCOMPANYING APPLICATION IS ALSO SUBJECT TO A MEMORANDUM OF UNDERSTANDING TO SECURE FINANCIAL CONTRIBUTIONS.

Online planning file: <https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2021/0724>

1.0 SUMMARY RECOMMENDATION

- 1.1 The report should be read in conjunction with the Full application TWC/2021/0722 (for the erection of 10 new dwellings, conversion of the existing building to provide 3 apartments and renovation of the community facility), which covers all material planning and Listed Building matters.
- 1.2 In respect of the Listed Building Application it is recommended that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT LISTED BUILDING CONSENT subject to conditions and informatives.
- 1.3 In respect of the Full Planning Application it is recommended that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT FULL PLANNING PERMISSION subject to conditions, informatives and a Memorandum of Understanding as set out in TWC/2021/0722.

2.0 RECOMMENDATION

- 2.1 Based on the conclusions above, it is recommended that Delegated Authority be granted to the Service Delivery Manager to **GRANT LISTED BUILDING**

CONSENT (with the authority to finalise any matter including conditions)
subject to:

A. The following conditions:

1. A05 Time limit – LB
2. B013 - Details of Materials
3. B014 - Samples of Materials
4. B029 - Windows:
5. B020 - Windows and Doors (amended)
6. B091 – Schedule of Works (amended)
7. B092 - External Services
8. B098 – Decorative Finishes
9. B100 – Roof Lights
10. B101 – Brickwork repointing
11. B105 – Features to be copied or reinstated
12. B106 – Sections to match originals
13. B108 – Decorative Ironwork
14. B110 – Programme of archaeological work
15. C38 – Approved Plans