

TWC/2021/0595

Former New College Telford, King Street, Wellington, Telford, Shropshire
Conversion of former college into supported accommodation consisting of 28no. self-contained units with associated staff facilities with associated internal and external alterations, including installation of 2no. rooflights, 1no. window to rear elevation, replacement of existing boarding, installation of new disabled access ramp and handrails (Listed Building Application)

APPLICANT

Jessop

RECEIVED

11/06/2021

PARISH

Wellington

WARD

College

THE ACCOMPANYING FULL APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS THE COUNCIL ARE THE LANDOWNER AND THE PROPOSAL IS ASSOCIATED WITH A MAJOR APPLICATION (10 OR MORE UNITS).

Online planning file: <https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2021/0595>

1.0 SUMMARY RECOMMENDATION

- 1.1 The report should be read in conjunction with the Full application TWC/2021/0594 (for the Change of use of former college (use class F1(a)) into supported accommodation consisting of 28no. self-contained units with associated staff facilities (use class sui generis) with associated internal and external alterations, including insertion of 2no. roof lights, 1no. window to rear elevation, replacement of existing boarding, installation of new disabled access ramp and handrails. Alteration to existing access), 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 as set out under TWC/2021/0595.
- 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 and informatives as set out under TWC/2021/0594.

2.0 RELEVANT POLICY DOCUMENTS

2.1 National Guidance:

National Planning Policy Framework (NPPF)
Planning Practice Guidance

2.2 Local Development Plan:

Telford & Wrekin Local Plan

NE1 Biodiversity and geodiversity

BE4 Listed Buildings

This application has been considered having regard to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

3.0 RECOMMENDATION

3.1 Based on the conclusions above, it is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **LISTED BUILDING CONSENT** (with the authority to finalise any matter including conditions, or any later variations) subject to the following conditions

1. A05 Time limit – Listed Building
2. B014 Samples of materials
3. B093 Details of Services: Internal and External
4. B119 Archaeological Recording
5. B020 Details of windows and doors
6. B091 Schedule of work Listed Building
7. B029 Custom - Fire-rated panels
8. B029 Custom - Wall liner
9. B029 Custom - Installation of CCTV cameras
10. B029 Custom - Corridor fan lights
11. C38 Approved Plans