

TWC/2022/0396

Site of Portico House, 22 Donnington House/land to rear, Vineyard Road, Wellington, Telford, Shropshire

Conversion of existing buildings into 9no. residential units including the demolition of the link between Portico House and Donnington House, porch and door surround refurbishments, window and fascia refurbishments, gutter repairs, demolition of front boundary wall with associated internal works to form residential units (Listed Building Application) *****amended plans and schedule of works received*****

APPLICANT

SRD Property Developments Ltd

RECEIVED

04/05/2022

PARISH

Wellington

WARD

Park

THE ACCOMPANYING FULL APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS THE APPLICATION TRIGGERS THE NEED FOR A S106 AGREEMENT LINKED TO PREVIOUS GRANT OF TWC/2021/0593 FOR THE ERECTION OF 3NO. DETACHED DORMER BUNGALOWS AND PARKING ON ADJOINING LAND TO THE NORTH

Online planning file: <https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TWC/2022/0396>

1.0 SUMMARY RECOMMENDATION

- 1.1 The report should be read in conjunction with the Full application TWC/2022/0398 (for the conversion and extension of the existing building to provide 9no. residential units), which covers all material planning and Listed Building matters.
- 1.2 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 the applicant entering into a S106 agreement relating to the provision of a recreation contribution of £7,150 towards improving the nearest children's equipped play facilities in the adjacent open space at Crescent Road Playing Field, along with conditions as set out under TWC/2022/0398.
- 1.3 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 as set out here under TWC/2022/0396.

2.0 RECOMMENDATION

2.1 Grant Listed Building Consent TWC/2022/0396 subject to the following:

- A. The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):-

A04 Time Limit Full

B011 Samples of materials

B020 Joinery details

B092 Details of services (exterior)

B095 Details of heads and sills

B098 Details of decorative finishes (external)

B108 Specification for any new ironwork

B119 Details of the mix, colour and method of application of the render

B119 Full details of the construction of the front boundary wall and retaining wall to car park

B119 Sample panels of the brickwork, including bond and mortar, for the front boundary wall and retaining wall to car park

B119 Reinstatement of east half of east bay window to match existing historic details

B119 Detailed specifications and drawings for the restoration of the front door surround

B120 Details of enclosure – wall to rear of Donnington House

C038 Development in accordance with deposited plans.