

TWC/2019/0939

Site of 4-8 Carpenters Row, Wellington Road, Coalbrookdale, Telford, Shropshire
Refurbishment of existing dwellings including the creation of associated parking,
repair of existing external doors and windows and marginal landscaping works (Full
Planning Application) *AMENDED DOCUMENTATION AND PLANS SUBMITTED*

APPLICANT

Country Contractors Ltd

RECEIVED

02/12/2019

PARISH

The Gorge

WARD

Ironbridge Gorge

**THIS APPLICATION HAS BEEN CALLED TO COMMITTEE AT THE REQUEST
OF CLLR CAROLYN HEALY.**

1. Summary Recommendations

1.1 Full Grant subject to conditions and informatives.

2. APPLICATION SITE

2.1 The site comprises of a terraced row of cottages, which are collectively known as Carpenters Row. This application relates to numbers 4 to 8, and their current use class is as residential properties (Use Class C3). As such, the applicant does not need to apply for a change of use for these properties to be occupied as dwellings and is only seeking permission for internal/external alterations to bring them back to a habitable standard. In addition to these internal/external works (the internal works only require Listed Building consent), the applicant has also purchased a piece of land on the site opposite, which will be used in order to create parking for the dwellings.

2.2 4-8 Carpenters Row are Grade II Listed and are located within the Ironbridge Gorge World Heritage Site and the Severn Gorge Conservation Area.

3. Application Details

3.1 In order to bring the properties back into a habitable standard, a number of internal and external works are proposed. It is only the external alterations which are being assessed under this application, all internal alterations will be assessed under the accompanying Listed Building Consent application (TWC/2019/0940).

3.2 The scheme as amended now proposes the repair, as opposed to replacement, of all existing windows and doors and the repair of window shutters on the front elevation, the creation of a parking area, marginal landscaping works, making good of brick paving and boundary walls at the

front and rear of the properties.

- 3.3 In terms of the proposed car parking, a separate piece of land has been purchased by the applicants on the site opposite Carpenters Row. This piece of land is accessed via Wellington Road and will create five car parking spaces.

4. Planning History

- 4.1 None.

5. Relevant Policy Documents

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 Telford & Wrekin Local Plan 2011-2031
- 5.3 Severn Gorge Conservation Area Management Plan 2016
- 5.4 Ironbridge Gorge World Heritage Site (IGWHS) Management Plan
- 5.5 Telford & Wrekin Council Windows and Doors Guidance

6. Neighbour Representations

- 6.1 As amended plans have been received during the application process, a re-consultation of all neighbouring properties and standard consultees has been undertaken. This re-consultation period does not expire until the 28th February. To date, one letter has been received in response and any further comments received will be provided as an Update. The objection received as a result of this re-consultation raises the following comment/concerns:

- Further details are required about the ownership of the rear part of the site;
- Further information is required on the proposed parking spaces – how will this be achieved on the site and if it cannot, adds additional parking pressures on the site;
- The ‘like for like’ replacement of windows and doors must be insisted upon and the cast iron chimney pots and cauldrons must be retained.
- The Conservation Plan submitted is out of date and an updated heritage survey must be undertaken;

- There should be no alteration of the historical layout of the interiors and cast iron ranges and fireplaces must be kept along with pantry shelves with iron supports;
- A full roost survey has not been undertaken as evidence of bats is present in the buildings.

6.2 Additionally, a number of objections were received during the first consultation period, which raised the following comments/concerns:

- There is an ongoing dispute about who owns land located to the rear of the application site;
- The proposals will harm the heritage value of the buildings;
- The windows and doors should be repaired, not replaced;
- The information submitted is too vague in terms of what works are proposed;
- Construction hours should be conditioned in order to protect the amenity of neighbouring residents;
- The presence of wheelie bins within the front gardens of these properties would be unsightly;
- Parking is an issue within this area and will be made worse by the proposals;
- Insufficient Ecology information has been supplied.

7. Statutory Representations

7.1 The Gorge Parish Council - Object:

Objected during the first consultation on the basis that it was considered that the information submitted was incomplete and that the scheme did not take account of the listed/heritage nature of the buildings. It was considered that the proposals were not sympathetic to the adjacent dwellings and that the application did not provide full ecology information. It was considered that the proposed car parking would impact on traffic volumes and make access for emergency services impossible. Additional information required regarding mains services and management of water ingress risk was also requested.

Comments in response to the re-consultation are awaited and will be provided

as an Update.

- 7.2 Cllr Carolyn Healy – Object:
Requested for the applications to be determined by Planning Committee.
- 7.3 Built Heritage Conservation – Support Subject to conditions
- 7.4 Highways – No objections
- 7.5 Drainage – No comment
- 7.6 Ecology – Comment:
Further to correspondence with the applicant and a visit to the site, Ecology are satisfied that mitigation relating to bats is already in place and have no further comments relating to this application
- 7.7 Shropshire Fire Service – Comment:
As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service’s “Fire Safety Guidance for Commercial and Domestic Planning Applications” document.
- 7.8 Shropshire Council Archaeology – No comment

8. Appraisal

Principle of development and the scale and design of the proposed works:

- 8.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The Development Plan comprises the Telford & Wrekin Local Plan (TWLP) which was adopted in January 2018. The following are also a material planning considerations:
- National Planning Policy Framework (NPPF)
 - Severn Gorge Conservation Area Management Plan 2016
 - Ironbridge Gorge World Heritage Site (IGWHS) Management Plan
 - Telford & Wrekin Council Windows and Doors Guidance
- 8.2 As outlined previously, the applicants do not need to apply for a change of use of these properties, as the established use class for the properties is as residential dwellings (Use Class C3). Therefore it must be borne in mind that

these dwellings could be occupied in their current form, without requiring any further consent from the Local Planning Authority. The only elements being assessed under this application are the external alterations proposed (listed in paragraph 3.2).

- 8.3 The Cottages are considered to be significant heritage assets within Coalbrookdale and have unfortunately fallen into a poor state due to neglect by the previous owners. The Cottages do not currently reflect the high standard of development which the Local Planning Authority strive for within the Ironbridge Gorge World Heritage Site and Severn Gorge Conservation Area. This proposal would result in significant investment in the properties and will see them brought back into use, ensuring the buildings long-term survival. Therefore, officers are supportive of the principle of development subject to the external alterations proposed being appropriate in regards to scale, design, materials and method of construction.
- 8.4 Due to the properties sensitive location within the World Heritage Site and Conservation Area, the Council's Senior Built Heritage Specialist has been formally consulted on the proposed plans. Initially, amendments were requested as the original application applied for a significant amount of works which would have resulted in the loss of historic fabric (such as the external windows and doors). A number of objections to these elements were received by the occupiers of neighboring properties. In response to these concerns, the applicant has worked pro-actively with the Conservation Officer in order to ensure that as many historic features can be retained. Amended plans have been submitted as part of this application, which show that the windows, doors and window shutters are to be repaired, rather than replaced.
- 8.5 These amendments have been assessed by the Council's Senior Built Heritage Specialist who has supported the scheme. It has been confirmed that some amendments to the historic floor plan would entail some minor harm to the significance of the listed buildings, but this is far outweighed by the benefits of bringing the buildings back into use and effecting sensitive repair and reinstatement of historic features internally and externally. Subject to conditions, it is considered that the proposals would protect the architectural and historic interest of the listed building, preserve and enhance the character and appearance of the Severn Gorge Conservation Area and enhance the Outstanding Universal Value of the Ironbridge Gorge World Heritage Site. The proposal is therefore in accordance with the requirements of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 8.6 As such, it is considered that the external works proposed for the cottage are appropriate in respect of scale and design.
- Impact upon the living conditions of neighbouring properties:
- 8.7 As this application seeks permission for the proposed external works only, and not any change of use of the properties, the Local Planning Authority considers that the proposal will not have a detrimental impact upon the living conditions of neighbouring properties.

8.8 Whilst there may be some disruption to neighbouring properties whilst work is being carried out on the site, by way of noise, this will only be for a limited time period and is not considered to be significant enough to warrant the refusal of the application.

Highways Impacts:

8.9 As a change of use is not being applied for and as the cottages could be occupied in their current form without requiring any planning permission from the Local Planning Authority, officers are not assessing the parking provision for the dwellings. At present, the dwellings could be occupied without any additional parking being provided. However, the applicant has proposed to create a number of spaces on a piece of land on the site opposite the cottages. This is considered to be a betterment of the existing arrangement of no parking provision for the cottages. The Local Highways Authority has been formally consulted on the proposal and has raised no objections to the proposed parking area.

8.10 Outside of the planning process it has been mooted that there is potential for a Traffic Regulation Order Parking Restriction to be implemented along the frontage to deter on-street parking, which could have a detrimental effect on the operation of the adjacent shuttle signals. This is not material to, or under consideration as part of this application.

8.11 Given that there are no technical objections from the Local Highways Authority, it is considered that there are not any highways grounds which would warrant the refusal of this application.

Other matters:

8.12 A number of objections have been received from neighbouring properties, the Parish Council and local Ward Member regarding a triangle shaped piece of land, which lies to the rear of the properties. This has been included within the red line of the application site and the applicant has confirmed that it is within their ownership.

8.13 The ownership of this land has been disputed by local residents as it was previously used as parking for surrounding properties. The applicant proposes to landscape this area in order to improve the visual appearance of the area. Whilst officers acknowledge these concerns, land ownership is not a material planning consideration. Planning permission does not provide an individual with a legal right to undertake work. As such land ownership is not a matter which would warrant the refusal of this application. Any work carried out on this piece of land would be entirely at the applicant's risk.

- 8.14 Further concerns have been raised that the storage of wheelie bins within the front gardens of the properties would be detrimental to the character and appearance of the Conservation Area and World Heritage Site. Officers would once again stress that a change of use is not being sought. The dwellings could be occupied in their current form, with wheelie bins being stored in the front garden, without any further planning permission being required. Wheelie bins are a modern feature within the streetscene, which can be seen on other properties within the World Heritage Site/Conservation Area. The Council's Conservation Officer considers that the erection of a bin store within the front garden of each cottage would be more detrimental to the setting of the Listed Buildings. Due to this, it is considered that this objection would not warrant the refusal of this application.
- 8.15 In regards to bats being present on the site, the Council's Ecologist has visited the site and is satisfied that mitigation measures are already in place. As such, it is considered that no additional information is required in respect of this matter.
- 8.16 It is not considered that any other objections have been raised which would warrant the refusal of this application.

9. CONCLUSIONS

- 9.1 The scheme is considered to be acceptable. The principle of development would see otherwise derelict heritage assets brought back in to use, in order to preserve the long-term survival of the buildings. The scale and design of the proposed works are considered to be acceptable and would not have any detrimental impact upon the living conditions of neighbouring properties. There are no technical objections to the proposal and as such, the scheme is considered to be compliant with the policies and guidance contained within the Telford & Wrekin Local Plan 2011-2031 and other relevant material considerations and is acceptable subject to relevant conditions and informatives.

10. Detailed recommendation

Based on the conclusions above, it is recommended that **DELEGATED AUTHORITY** be granted to the Delivery Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to the following conditions and informatives:

Conditions

- | | |
|---------------|---|
| 1. A04 | Time Limit |
| 2. B014 | Samples of materials |
| 3. B019 | Details of windows and doors |
| 4. B092 | Details of exterior services |
| 5. B101 | Brickwork repointing |
| 6. B119Custom | Repair of windows and doors |
| 7. B119Custom | Details of proposed hard and soft landscaping |
| 8. B119Custom | HE – Written Scheme of Investigation |
| 9. B119Custom | Window frames, shutters and door joinery colour |
| 10. C38 | Development in accordance with approved plans |

Informatives

- | | |
|---------|-------------------------------|
| I32 | Fire Authority |
| I40 | Conditions |
| I41 | Reasons for grant of approval |
| RANPPF1 | |