

Application Recommended for Delegation

Gawthorpe Ward

APP/2016/0574

Listed Building Application

Reinstatement of building fabric and fittings following flood damage. Introduction of flood resilience measures. Relocation of boilers and power equipment from basement to level 1 including upgrading of fire protection. Laying of maple block flooring to dance hall

PADIHAM TOWN HALL BURNLEY ROAD PADIHAM

Background:

The proposal relates to the basement and ground floor of this Grade II listed two storey Town Hall and consists of a set of works and measures to deal with the damage that occurred to the building following the flood of December 2015 and to resist damage from any potential flooding in the future.

A detailed schedule of works has been submitted for the application. The proposed re-instatement works include the repair and renewal of building elements that have been affected by floodwater such as decorative finishes, wall plaster, internal and external doors and casings, windows, skirting boards, floors (including maple dance floor), partitions and water, gas, electricity boilers. In all cases, the works involve where possible the repair and refurbishment of items rather than replacement.

The proposal also includes flood resistant measures to provide a level of protection against future flooding. The main works are the relocation of boilers and electrical fuse boxes from the basement to ground floor level, new flood resilient windows and doors, the internal bricking up and sealing of disused windows and vents and the addition of flood resilient gates.

Where windows to the side and rear elevations of the building are at or below the line of flood, the proposal is to replace these with new steel sealed windows that are designed with sufficient strength to withstand the pressure of flood waters. Their design would have a broader surround than the existing windows and doors would be plain steel construction with a suitable colour finish. A flood defence gate would be installed within the entrance to the ballroom towards the rear part of the building (which would be removed and only placed in situ when required).

Relevant Policies:

Burnley Local Plan Second Review

E10 – Alterations, extensions, change of use and development affecting listed buildings

Other material considerations

The National Planning Policy Framework

Site History:

12/90/0552 – Proposed external ramp to give access for disabled people. Approved December 1990.

12/90/0721 – Removal of internal walls and new sub-division of spaces to form offices and public area, including removal of revolving door and incorporation of suspended ceilings. Approved December 1990.

Consultation Responses:

Historic England

Any comments that are received will be reported in the late correspondence prior to the meeting.

Environmental Health

Recommend conditions to restrict working hours of construction work and to require sound-insulating material and appropriate mounting to minimise structure –borne sound transmission.

Publicity

One letter received on behalf of Project Padiham which supports the proposal.

Please note that the period for comments only expires following the committee date, on 31st January 2017.

Planning and Environmental Considerations:

Impact on listed building

Policy E10 seeks to protect the character and historic interest of listed buildings. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers upon local planning authorities a duty to have special regard to the desirability of preserving the interest of a listed building or its setting. The National Planning Policy Framework (the Framework) states that local planning authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

The Town Hall was constructed in 1938 and has an impressive façade with a stone columned canopy entrance and clock tower. A later flat roof annex which accommodates a refreshment area was built in the 1960's within the inner quadrangle of the building. The proposed works would not affect any part of the frontage. The main areas of works are within the basement (which includes public toilets), the 1960's annex and the ground floor.

The proposed reinstatement works relate to areas where the building has been flooded and are necessary to bring public toilets and other parts of the building back into use. The re-instatement works are intended to re-use existing fixtures and building fabric where possible, removing defective material and replacing internal doors, tiles and floors with new doors and tiles using the same materials and appearance. Measures to make the building more resilient to any potential future floods are also proposed in order to protect the future of the historic asset. The re-location of various plant to offices on the ground floor will reduce office space but is necessary due to the vulnerability of its present position. The windows and doors towards the rear part of the building that will be replaced with stronger steel windows/doors are located at less prominent areas and will be finished to give an appearance to as far as possible match the style and appearance of the existing windows/doors. Where some basement windows are no longer required for ventilation, these will be bricked up on the inner side only and left exposed externally with timber louvres.

The proposed works have been sensitively designed, are proportionate to the scale of the flood damage and make appropriate provision to reduce the risk of flood damage in the future. As such, the proposal complies with Policy E10 and the Framework.

Other issues

The proposed works only require listed building consent and as such a condition to require noise insulation measures to relocate plant (which does not require planning permission) would not be relevant to this consent and should not therefore be conditioned.

Summary

The proposed works of re-statement and improvement to provide flood resilience are appropriate and would not significantly affect the special interest of the listed building. Historic England has in this case been consulted due to the procedure for dealing with applications made by or on behalf of the determining Authority. The proposal is recommended for approval following the expiry of the relevant consultation and publicity periods.

Recommendation: That, subject to the conditions below and any other conditions which may be required following the receipt of any further comments, the decision to grant planning permission shall be delegated to the Head of Housing and Development Control.

Conditions

1. The works shall start within three years of the date of this consent.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan (1:1250), Block Plan (1:1000), Schedule of Door Replacement, Photographic Information, Schedule of Works, Product Specification - Flood Gates, Product Catalogue - Flood Windows, 10005/171/Rev A, 1000/166RevA, 10005/167RevA, 1000/168RevA, 10005/169RevA, 10005/170RevA, A/8910/5, A/8910/6A, A/8910/7A, A/8910/8A, A/8910, A/8910/12, A/8910/2A and A/8910/2A and A/8910/13, received on 13 December 2016.
3. The proposed works shall be carried out in accordance with the approved plans and schedules and the replacement windows frames shall be finished in white and external doors in black, unless otherwise agreed in writing by the Local Planning Authority.

Reasons

1. Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.

3. To ensure the satisfactory implementation of the proposal, to preserve the special interest of a Grade II listed building, in accordance with Policy E10 of the Burnley Local Plan, Second Review (2006).

JF
16/01/2017