

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2022/1306/LB	CASE OFFICER	Rebecca Collins
LOCATION:	THETFORD 30 Raymond Street	APPNTYPE:	Listed Build Consent
		POLICY:	In Settlemnt Bndry
		CONS AREA:	Y
APPLICANT:	Breckland Council Elizabeth House Walpole Loke	LB GRADE:	Grade II
AGENT:	Breckland Council Elizabeth House Walpole Loke	TPO:	N
PROPOSAL:	The creation of a HMO, associated compliance works and associated external and internal repairs.		

REASON FOR COMMITTEE CONSIDERATION

Breckland Council has an interest in the site and is the applicant.

KEY ISSUES

Impact on Heritage

DESCRIPTION OF DEVELOPMENT

The creation of a HMO, associated compliance works and associated external and internal repairs.

This application is for Listed Buildings Consent for works to this building to create a House in Multiple Occupation (HMO). A Full Planning Permission accompanies this application for the creation of 1no. additional bedsit. The property is currently used as a single dwelling and was used previously as a Bed & Breakfast.

The application site is located in the Thetford Conservation Area.

SITE AND LOCATION

The application site is located to the south of Raymond Street, on the corner where it meets Rampart Way and to the North and east of Nether Row, taking a corner position at the end of the streets. The building is a two storey, Listed dwelling faced in flintwork. The property is known as The Old rectory Guest House.

The List description states:

House. Early C19. Flint with gault brick dressings and gault brick facade. Pantile roof. 2 storeys in 3 bays. Central 6-panelled door, the upper 4 panels glazed. 5-paned fanlight. Doorcase has moulded pilaster strips with paterae supporting a segmental hood. One 6/6 unhorned sash right and left under gauged skewback

arches. 3 similar first-floor sashes. Dentil eaves cornice and gabled roof, hipped at south-east return. Internal gable-end stack to north-west. South-east return with 3 sashes to ground floor and 4 to first floor, all with 6/6 glazing bars and under gauged skewback arches. Ridge stack.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2022/1305/F

The creation of 1no. additional bedsit, associated compliance works and associated external and internal repairs

POLICY CONSIDERATIONS

The following policies of the Breckland Local Plan, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

ENV07	Designated Heritage Assets
LBC	Planning(Listed Building & Conservation Areas) Act 1990
NPPF	National Planning Policy Framework (Revised 2021)
NPPG	National Planning Practice Guidance

OBLIGATIONS/CIL

None.

CONSULTATIONS

NORFOLK COUNTY COUNCIL HIGHWAYS

No objections, subject to conditions.

HISTORIC BUILDINGS CONSULTANT

No objection. All as per informal pre app discussions with the applicant's agent.

REPRESENTATIONS

None received. However, the public consultation does not expire until 9th January 2022, after this report is published so any comments received will be reported to members before or at the Planning Committee.

ASSESSMENT NOTES

1.0 Impact on Heritage

1.1 Any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular sections 66 and 72, as well as having regard to Section 16 of the National Planning Policy Framework and Policy ENV07 of the Breckland Local Plan (adopted 2019).

1.2 The proposals include very limited alterations, largely comprising of works of repair to the external elevations, which do not require planning permission and works internally are to allow for the conversion and safe use of the buildings as a HMO. The proposed works are summarised, as follows:

External works:

- 1. Replacement of missing roof tiles /overhaul of existing roof tiles including renewal of ridge tiles, coping stones as required*
- 2. Renewal of failed felt on flat roof area seen at rear elevation*
- 3. Works to the chimney stacks and renewal of flaunching, capping chimney pots and repointing as required*
- 4. Renewal of any lead flashings as required*
- 5. Renewal of existing gutters and downpipes as required*
- 6. Renewal of any rotten timber fascia at all elevations as required.*

Internal works

- 1. LH Lounge to be converted to create additional of 1 x bedsit accommodation with en-suite unit to add to existing 6 x bedsits*
- 2. Installation of Fire detection system . BS5839:Part 6:2019 to all parts*
- 3. Additional handrails to servant's staircase*
- 4. Support for existing rail and balustrade - additional height to guard railing on the landing - 1100mm from floor level*
- 5. Block up door between LH Lounge and Breakfast Room*
- 6. Work to underside of the servant's staircase to ensure fire safety compliance - ceiling and under stair soffit: boarding to provide 30 minute fire and smoke resistance.*
- 7. Installation of secondary glazing to all windows where possible - original windows to be retained. Any rotten timber seen at base to be repaired.*
- 8. Installation of barriers at windows at first floor level to prevent unsafe egress - 800mm from floor level*
- 9. Works to the roof-space to ensure compliance with modern building regulations including remedial upgrade works to underside of roof tiles, adequate insulation, ventilation and lighting*
- 10. Ensure all doors are safe. Existing doors to remain - fire prevention work/ detection system in accordance with BS8214 and BS5839*
- 11. Reinforcement of existing timber trusses and general renewal to roof structure as necessary*
- 12. Works the laundry room to ensure safety around mezzanine level*
- 13. New locks to cellar entrance door -under stair soffit, wall between staircase and hallway - boarding to provide 30-minute fire and smoke resistance.*
- 14. Installation of misting system to current kitchen or fire-fighting equipment*
- 15. Recreation of kitchen in the current Breakfast Room and creation of a Common Room in the current kitchen.*

1.3 The works to the external elevations are mainly works of repair to ensure the longevity of the building and that the external elevations of the building will remain largely unchanged. The proposals will not harm the

special interest or significance of the Listed Building or the character or appearance of the Conservation Area. The proposals will not harm or change the setting of nearby Listed Buildings or non-designated heritage assets either.

1.4 The internally works are works of repair or to make the building safe or habitable for future occupants. This is also for the longevity of the building and there is public interest in doing the works which would result in additional housing to meet local housing need. In addition, the works are not considered to cause harm to special interest or significance of the Listed Building.

1.5 The Historic Buildings officer has been consulted and raises no objections. On this basis, the proposals are considered acceptable and comply with Sections 66 and 72 Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework and Policy ENV07 of the Breckland Local Plan (adopted 2019).

2.0 Other matters

2.1 The Highways Authority have been consulted and raise no objections to the proposals, subject to conditions. Highways is not a material consideration to this Listed Building consent application and their comments and conditions have been considered in the accompanying Full Planning Application. The conditions have been applied to that application, as appropriate. On that basis, the proposals are considered acceptable.

3.0 Conclusion

3.1 For the reasons set out above, the proposals are considered acceptable and would not harm the special interest or significance of the Listed Building or the character or appearance of the Conservation Area. The proposals are considered to comply with Sections 66 and 72 Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework and Policy ENV07 of the Breckland Local Plan (adopted 2019).

3.2 The proposal is therefore recommended for approval, subject to conditions.

RECOMMENDATION

The application is recommended for approval, subject to conditions.

CONDITIONS

- 1 Full permission 3 year time limit LB & CA**
The development hereby permitted shall be begun before the expiration of THREE YEARS from the date of this permission.

Reason for condition:- To comply with section 18 of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended).
- 2 In accordance with submitted plans NEW 2017**
The development shall be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:- To ensure the satisfactory development of the site, in accordance with Policy COM01 of the Breckland Local Plan (adopted 2019).