

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2023/0186/LB	CASE OFFICER	Katie Arnold
LOCATION:	THETFORD Charles Burrell Steam Museum Minstergate	APPNTYPE:	Listed Build Consent
APPLICANT:	Breckland Council Elizabeth House Walpole Loke	POLICY:	In Settlemnt Bndry
AGENT:	Nicholas Jacob Architects The Christies 5 Wherry Quay	CONS AREA:	Y
PROPOSAL:	Exterior fabric repairs; cladding, joinery, glazing, masonry and rainwater pipes with redecoration. Alterations to pair loading doors to allow full opening.		
		LB GRADE:	Grade II
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

The application is referred to Planning Committee as Breckland Council has an interest in the site and is the applicant.

KEY ISSUES

Impact on the character, and architectural or historic interest of the listed building

DESCRIPTION OF DEVELOPMENT

The application seeks Listed Building Consent for alterations and repairs to the Grade II Listed Building. The proposed works include;-

- Repairs and renewal of decayed timber in vertical cladding
- Repairs and renewal of decayed timber in windows and main frame
- Repairs and overhaul of all workshop doors facing the street.
- Adapting one set of door hinges to allow a pair of doors to open safely
- Redecoration throughout, externally, in linseed oil paint
- Re-glazing, where currently Perspex, in clear glass
- Repairs to original brickwork in south and east elevations
- Repairs and local rebuilding to clunch walling in west elevation

SITE AND LOCATION

The Charles Burrell Museum is a Grade II Listed Building within the Thetford Conservation Area. Access to the site is gained via Minstergate. Former paint shop, now a museum, 1903, architect unknown. Constructed of chalk, brick, iron and flint with a Belfast truss roof.

RELEVANT SITE HISTORY

3PL/2006/1113/F Permission 07-09-06

External renovation to north west end of museum

3PL/2006/1114/LB Permission 07-09-06

Alteration - external renovation to north west end of museum

3PL/2015/0204/LB Permission 11-08-15

Replacement of windows, doors, timber cladding, brickwork and re-pointing to various elevations

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

COM01	Design
ENV07	Designated Heritage Assets
GEN02	Promoting High Quality Design
LBC	Planning(Listed Building & Conservation Areas) Act 1990
NPPF	National Planning Policy Framework (Revised 2021)
NPPG	National Planning Practice Guidance

CONSULTATIONS

THETFORD T C

TTC strongly support this application.

HISTORIC BUILDINGS CONSULTANT

No objection in broad terms of principle and as per earlier informal pre app discussion with the applicants agent. Notwithstanding this, it is recommended that all repair mortars are based on analysis of sound primary build material as opposed to a blanket spec of hydraulic lime (no grade specified) The vast majority of historic mortar locally would appear to be from a burnt chalk quicklime as opposed to anything that was inherently hydraulic (other than via inclusion of contaminants from the lime kiln or unwashed aggregate)

REPRESENTATIONS

21 day consultation expired (17.3.23)

EDP advert expired (27.3.23)

Weekly list expired (24.3.23)

Twenty three neighbours consulted; no representations received to date.

ASSESSMENT NOTES

1.0 Impact on the character, and architectural or historic interest of the listed building

1.1 In determining this application the LPA has a duty under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess 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 Paragraph 199 sets out that 'great weight' should be given to the conservation of listed buildings irrespective of the level of harm that may result from a development proposal. The significance of listed buildings can be harmed or lost by alteration to them or development in their setting, and clear and convincing justification should be made for any such harm (paragraph 200). Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the proposal (paragraph 202). Setting is defined in the Framework as the surroundings in which a heritage asset is experienced. Elements of setting may make a positive or negative contribution to the significance of an asset and may affect the ability to appreciate that significance.

1.3 The listing description of the building is Grade II, (List Entry 1195908) with the following description:- "Burrell Museum. Paint and finishing shop to Burrell & Sons, Engineers. Now a museum. 1846-7. Brick, flint and ashlar with a metal-framed front facade supporting 7 bays of double timber doors. Frame is tensioned by adjustable cross bars. Felt roof. The double doors each have 4 glazed upper panels."

1.4 The proposals include alterations, largely comprising of works of repair and renewal where necessary to the external elevations, which do not require planning permission. The proposed works are summarised, as follows:

Schedule of works:

- 1. Repairs and renewal of decayed timber in vertical cladding*
- 2. Repairs and renewal of decayed timber in windows and main frame*
- 3. Repairs and overhaul of all workshop doors facing the street.*
- 4. Adapting one set of door hinges to allow a pair of doors to open safely*
- 5. Redecoration throughout, externally, in linseed oil paint*
- 6. Re-glazing, where currently Perspex, in clear glass*
- 7. Repairs to original brickwork in south and east elevations*
- 8. Repairs and local rebuilding to clunch walling in west elevation*

1.5 The schedule of works proposed are mainly works of repair to ensure the longevity of the building the external elevations of the building will remain largely unchanged. The proposed schedule of works are not considered to harm the special interest or significance of the Listed Building. The proposed schedule of works are considered justified so as to extend the life of this historic building with its importance to Thetford.

1.6 The Historic Buildings Officer has raised no objection in broad terms of principle and as per earlier informal pre application discussions with the applicants agent. Notwithstanding this, it is recommended that all repair mortars are based on analysis of sound primary build material as opposed to a blanket specification of hydraulic lime (no grade specified). The vast majority of historic mortar locally would appear to be from a burnt chalk quicklime as opposed to anything that was inherently hydraulic (other than via inclusion of contaminants from the lime kiln or unwashed aggregate). Subsequently amended plans were received changing the materials in accordance with the recommendations of the Historic Building officer. On this basis, the proposals are considered acceptable and comply with Sections 66 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 Conclusion

2.1 For the reasons set out above, the proposals are considered acceptable and would not harm the special interest or significance of the Listed Building . The proposals are considered to comply with Section 66 of the 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).

2.2 Accordingly approval of the application is recommended 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 Policies COM01 and ENV07 of the Breckland Local Plan (adopted 2019).
- 3 External materials as approved**
The development hereby permitted shall be constructed using the materials specified on the planning application form and / or submitted drawings.

Reason for condition:- To enable the Local Planning Authority to ensure the satisfactory appearance of the development, as required by Policies COM03, GEN02 and COM01 of the Breckland Local Plan (adopted 2019).
- 6 Variation of approved plans**
Any variation from the approved plans following commencement of the development,

irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

You or your agent or any person responsible for implementing this permission should inform the Development Control Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.