

<b>Application Number:</b>	2017/0377	<b>Application Type:</b>	Full
<b>Proposal:</b>	Full application for the erection of a gable feature and glazed entrance to the west elevation of the retained Town Hall (amendment to the approved scheme 2016/0608 to remove the approved extension), alterations to the windows and inclusion of a rear bin store	<b>Location:</b>	Rawtenstall Town Square Bank Street Rawtenstall
<b>Report of:</b>	Planning Manager	<b>Status:</b>	For publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	29 <sup>th</sup> August 2017
<b>Applicant:</b>	Barnfield Construction Ltd	<b>Determination Expiry Date:</b>	25 <sup>th</sup> September 2017
<b>Agent:</b>	DAY ARCHITECTURAL LTD		

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<b>REASON FOR REPORTING</b>	
<b>Outside Officer Scheme of Delegation</b>	X
<b>Member Call-In</b> Name of Member: Reason for Call-In:	
<b>3 or more objections received</b>	
<b>Other (please state):</b>	

## HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

### Article 8

The right to respect for private and family life, home and correspondence.

### Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

## 1. RECOMMENDATION

That permission be granted subject to the conditions set out in Section 10

2. **SITE**

The application site is located within the defined Urban Boundary, in addition to being within the boundary of Rawtenstall Town Centre, as designated by Policy 11 of the Council’s Adopted Core Strategy. It is also within its Conservation Area.

3. **PROPOSAL**

Existing consent (2015/0476 and 2016/0608)

Full planning permission was granted on the site 9 March 2016 (2015/0476) and varied under Section 73 of the Town and Country Planning Act in January 2017 for the following development:

*“The redevelopment of the site for a bus station and retail/cafe units (Use Classes A1, A2, A3, A4, A5 or B1), including associated facilities, car parking and landscaping, demolition of former police station, town hall annex, public toilets and part demolition and works to the Old Town Hall, within Rawtenstall conservation area.”*

Works on site have commenced with demolition well advanced. The planning approval incorporated a modern single storey aluminium framed glazed extension to the western elevational of the retained town hall. This application seeks to amend the treatment of this elevation replacing the approved extension with a gable feature which will include glazing at ground floor level to serve as an entrance to the offices and a feature at first and second floor level. A rear bin store is also proposed as part of the development.

**PLEASE NOTE:** Further details of the proposed material options to be used in the first and second floors of the gable feature will be provided to Members in the Update Report.

4. **RELEVANT PLANNING HISTORY**

**2011/0581-** Demolition of existing Valley Centre Shopping Precinct, including Astoria Hall, to be replaced with an interim development comprising a public realm and event space. Approved and implemented

**2011/0570-** Demolition of existing Valley Centre Shopping Precinct, including Astoria Hall. Approved and implemented.

**2013/0510-** Demolition, making good the footprint of the building & its surrounds with reclaimed asphalt plantings & planters, and aesthetic improvements to rear elevation of Town Hall. Approved but not implemented.

**2014/0538-** Demolition of the town hall, One Stop Shop (Town Hall Annex), former police station, bus station, public toilets and removal of existing car parking areas (30 spaces) and construction of a new bus station with retail at ground floor and offices above, and provision of associated parking (56 spaces) and landscaping. Withdrawn

**2015/0476-** The redevelopment of the site for a bus station and retail/cafe units (Use Classes A1, A2, A3, A4, A5 or B1), including associated facilities, car parking and landscaping, demolition of former police station, town hall annex, public toilets and part demolition and works to the Old Town Hall, within Rawtenstall conservation area. Approved 9<sup>th</sup> March 2016

**2016/0608**- Section 73 application to vary remove conditions 2, 3, 4 ,7, 11, 12, 13, 14, 20, 21, 22 and 28 attached to planning approval 2015/0476 which granted consent for the erection of a bus station and retail/cafe units (Use Classes A1, A2, A3, A4, A5 or B1), including associated facilities, car parking and landscaping, demolition of former Police Station, Town Hall Annex, Public Toilets and part demolition and works to the Old Town Hall, within Rawtenstall conservation area. Approved 18<sup>th</sup> January 2017

**2017/0021**- Application to discharge condition 20 (demolition method statement) attached to planning approval 2016/0608. Condition discharged.

**2017/0390**- Application for a minor non-material amendment to planning permission ref: 2016/0608 (which was for the erection of a bus station and retail/cafe units (Use Classes A1, A2, A3, A4, A5 or B1), including associated facilities, car parking and landscaping) to amend:

- Double Door Pedestrian Entrance Set amended to 2no. double sliding doors
  - New area for display unit/TV/monitor added above new 2no. double sliding pedestrian entrance.
  - Bay 7 and 8 re-arranged to accommodate evening bus service.
  - Reconfiguration of the internal space to increase the number of retail units to 4 and increase the amount of retail floor space
- Pending consideration.

## **5. POLICY CONTEXT**

### **National**

National Planning Policy Framework (2012)  
Section 1 Building a Strong Competitive Economy  
Section 2 Ensuring the Vitality of Town Centres  
Section 7 Requiring Good Design  
Section 12 Conserving and Enhancing the Historic Environment

### **Development Plan**

#### **RBC Core Strategy DPD (2011)**

AVP4 Rawtenstall  
Policy 1 General Development Locations & Principles  
Policy 11 Retail and Other Town Centre Uses.  
Policy 12 The Valley Centre  
Policy 16 Preserving & Enhancing the Built Environment  
Policy 23 Promoting High Quality Designed Spaces  
Policy 24 Planning Application Requirements

### **Other Material Planning Considerations**

LCC Historic Town Assessment Report for Rawtenstall (2006)  
RBC Rawtenstall Town Centre Conservation Area Character Appraisal (2011)  
RBC Rawtenstall Town Centre Draft Supplementary Planning Guidance (2011)  
Lancashire Local Transport Plan – A Strategy for Lancashire (2011-2021)  
East Lancashire Highways Masterplan (2014)

## 6. CONSULTATION RESPONSES

Consultee	Comments	Conditions
RBC Conservation Officer	No Objection	No

## 7. NOTIFICATION RESPONSES

To accord with the General Development Procedure Order a site notices was erected on 1<sup>st</sup> August, a notice was published in the press on 4<sup>th</sup> August and 134 neighbour letters were sent on 1<sup>st</sup> August.

During the application process the description of the development was changed to reflect amendments to the window treatment set out further below and neighbours re-notified of the amended description on 10<sup>th</sup> August.

**In total 1 representation has been received which is summarised below.**

### Rossendale Civic Trust

- It is suggested that more design time is required to achieve an impressive design feature that makes up for the loss of the decent streetscape.
- A Cathedral style window would need more symmetry in its shape on this gable. There could be benefits from making use of the existing openings for windows. Note glare risks for drivers if there is too much glazing on the west facing gable.
- It is suggested that stone could be used for the gable feature, or more modern use of thin cladding, maybe as a backing for a clock or coat of arms etc.
- An impressive design is required.

**PLEASE NOTE:** The consultation period does not expire until 25th August after this report has been published. As such any comments received after publication date will be reported on the Update Report.

## 8. ASSESSMENT

- 8.1 The approved plans for the retained Town Hall incorporate the erection of a modern single storey aluminium framed glazed extension to the western elevation. The front and side elevations incorporate floor to eaves glazing which will be clear glazed without any tinting.
- 8.2 As demolition works commenced on site and the former extension removed it became clear that previous works to the building had resulted in significant scarring to the building including removal of stone work replaced with block work/ Accrington brick. Additionally structural beams had been cut through and propped to facilitate openings from the original town hall to the extension as shown on the following photograph:



- 8.3 Following consideration of the structural integrity of the building it was identified that due to the location and arrangement of the existing elements within the west elevation the extension as approved was not possible to construct.
- 8.4 To address the fact that the treatment of the western gable could not be as per the approved plans alternative options were considered. This included the creation of a 'cathedral-style' recessed window within the opening created by the demolition of the newer additions to the building. It was however identified that this option was not feasible due to the internal construction hindering the ability to recess any window treatment into the opening whilst creating a structurally sound building. As shown from the following photograph the demolition works exposed a large void at ground floor level which needs to be made structurally sound:



- 8.5 The solution to this is to erect a modern feature to the gable to show the evolution of the building (as it will mirror the changes to the gable which have occurred historically) to create a feature at the end of the building which sits proud of the end gable.
- 8.6 At ground floor level the feature will be glazed and act as the entrance to the offices within the retained former Town Hall Building. The submitted plans detail a full height glazed treatment within the feature however after discussions with the Civic Trust it is questioned whether this is the best treatment for this feature. The glazing at first and second floor was proposed to be tinted as although the gable end will be retained as per the previous photos behind the proposed feature extension the steel supports, infill works and scarring on the existing gable are not attractive examples of the evolution of the building and are purely structural changes. Given that the originally proposed glazing was not proposed to enable the end gable to still be visible and the proposed feature extension is a structural solution to the issues uncovered then other options can be considered to truly make the proposed extension a feature to the building which will be very prominent within the streetscene.
- 8.7 In this regard a notwithstanding condition will be attached to the recommendation to deal with the final treatment of the first and second floor elements of the extension at discharge of condition stage.
- 8.8 The proposed changes allow the building to be rationalised taking into account the uncovered void area with an extension which wraps around the ground floor and incorporate an appropriately designed bin store into the scheme for the benefit of the future occupants of the Town Hall.
- 8.6 The Council's Conservation Officer has reviewed the proposals and made the following comments:

*The new glazed section to the western elevation is set down but follows the roof line of the host building. It does incorporate the outline of the demolished section of the town hall which can still be read in situ. It has been set slightly proud of the elevations and the upper section to allow for the detailed to be retained. The upper section is to be finished in pressed metal flashing and the lower section constructed out of reclaimed stone from the demolition of the former building. The glazed section is a contemporary element which creates a unique feature on the historic building. It is good that a clear distinction has been made and the design and proposed finish sits well with the host building.*

*The wrap around proposes to reuse stonework from the demolished section of building which is a positive element and will help to blend this into the historic fabric, while denoting that it is a new addition.*

*The bin store is to be situated to the very rear of the building, screened off from view which will reduce any possible visual impacts on the streetscape.*

*The proposals are positive and will represent a strong feature on the elevation which shows the change and development in the building.*

- 8.7 Notwithstanding the fact that the feature extension will not be wholly glazed it is still intended that the final treatment of the first and second floor elements will create a unique feature on the historic building and will represent a strong feature on this elevation.

## 9. RECOMMENDATION

For the reasons set out above it is recommended that permission be granted subject to the conditions set out in Section 10

## 10. CONDITIONS

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents unless otherwise required by the conditions below:

Title	Drawing Reference	Received date
Site Plan	L-00-004 Rev T1	31st July 2017
Location Plan	L-00-001 Rev T1	31st July 2017
Proposed Ground Floor Plan	319-15-L-20-001 Rev T1	31st July 2017
Proposed First Floor Plan	319-15-L-20-002 Rev T1	31st July 2017
Proposed Second Floor Plan	319-15-L-20-003 Rev T1	31st July 2017
Proposed Elevations	20-004 Rev P1	25th July 2017

Reason: To define the permission and in the interests of the proper development of the site

3. Notwithstanding the submitted plans prior to the commencement of the development full details of the proposed materials to be inset into the first and second floor of the gable feature extension hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall include sample materials, the design of the proposed feature and any proposed lighting details. The development thereafter shall be completed in accordance with the approved details.

Reason: The submitted plans detail glazing at first and second floor which is not necessarily the most appropriate treatment for the feature gable extension. Other materials and design layouts can be incorporated which create a unique feature on the historic building and will represent a strong feature on this elevation. The most appropriate option can be considered within the parameters of the extension hereby approved and secured prior to work commencing on site.

4. Prior to the commencement of development full details of the type, coursing and jointing of the natural stone to be used in the construction of the external faces of the extension hereby approved (notwithstanding any detail shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area.

5. Prior to the commencement of the development full details of the materials for the bin store hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved bin store shall be constructed in accordance with the approved materials.

Reason: In the interests of the visual amenities of the area and to ensure that the bin store reflects the high quality of the rest of the building.

6. Prior to installation of the windows hereby approved the design of the windows to all elevations of the remaining town hall and the extension hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The windows inserted thereafter shall be in accordance with the approved details.

Reason: in the interests of visual amenity and to ensure the window design and materials respects the historic building within the Conservation Area.

7. Construction works shall not take place outside the hours of 7.30am to 6.30pm Monday to Friday and 8:00 am to 4:00 pm on Saturdays. No construction works shall take place on Sundays or Bank Holidays

Reason: To protect the amenities of the nearby residents and to accord with the hours of the existing planning approval at this site.