

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	April 2nd 2008
Application Number	08/00084/FUL & 08/00085/LBC
Site Address	Pound Arts Centre, Pound Pill, Corsham
Proposal	Re-open external door to form fire escape
Applicant	Pound Arts Trust
Town/Parish Council	Corsham
Grid Ref	387293 170039
Type of application	Full application and Listed Building Consent

Reason for the application being considered by Committee

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8th April 2002 because the Council is the landowner and agent.

Summary of Report

This application proposes the re-opening of an original doorway in the roadside gable end of the British School in order to create an additional means of escape.

The key points to consider are:

- The impact upon the architectural and historic interest of the listed building.
- Impact upon the character and appearance of the conservation area

Officer Recommendation

Planning Permission be GRANTED subject to the conditions

Listed Building Consent be GRANTED subject to conditions

Contact Officer	Sarah Gostling	01249 706664	sgostling@northwilts.gov.uk
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Proposal and Site Description

The former British School is a Grade 11 listed building, dating from 1840, currently used as part of the Pound Arts Centre, as a theatre/multi-purpose entertainment venue. An additional means of escape is required for the building and it is proposed to reopen an original entrance doorway in the eastern gable. The original door survives and will be re-hung. The boundary wall will be altered and repaired and a metal gate installed where part of the wall is to be removed for the swing of the door.

The works are necessary for the safe public use of the building and, in restoring an original feature, the special architectural and historic interest of the building is enhanced.

Planning History		
Application number	Proposal	Decision
05/00659 LBC 05/03025 LBC 05/03026 DP3	Internal and external alterations to improve disabled access Erection of two single storey extensions, internal and external alterations, alterations to access and boundary wall and erection of railings.	Granted Granted

Consultations

Corsham Town Council have no objections.

Representations

Corsham Civic Society query the omission of this means of escape from the original application.

Planning and Listed Building Considerations

Impact on Listed Building

The proposal would involve the reopening of an original entrance doorway. The stone lintol above the opening would be repaired and the original door, which survives on the interior, would be re-hung to open outwards. In restoring an original feature the special architectural and historic interest of the building would be enhanced.

Principle of Development

The works are necessary for the safe public use of the building, which has been the subject of a extensive programme of investment to provide a high quality public arts venue.

Impact on Public Footpath

There would be no impact upon the adjacent public footpath as the building is set to the side of the path and the door would open away from the path.

Recommendation and Proposed Conditions/Informatives

In respect of 08/00084/FUL recommend Planning Permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. Prior to the commencement of the development hereby permitted, details of the following matters (in respect of which approval is expressly reserved) shall be submitted to, and approved in writing by, the local planning authority:

- (1) Large scale details of the new cast iron gate in the boundary wall
- (2) Sample panel of pointing to boundary wall

The development shall be carried out in accordance with the details so approved.

Items 1 to 2 shall be completed prior to the use or occupation of the development hereby permitted.

Reason: In the interests of the listed building and its setting.

3. The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of amenity, the listed building and its setting, but also to allow for the approval of minor variations which do not materially affect the permission.

In respect of 08/00085/LBC recommend Listed Building Consent be GRANTED subject to the following conditions:

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Prior to the commencement of the works the subject of this consent, details of the following matters (in respect of which approval is expressly reserved) shall be submitted to, and approved in writing by, the local planning authority:

- (i) Large scale details of the new cast iron gate in the boundary wall.
- (ii) Sample panel of pointing to boundary wall.

The works shall be carried out in accordance with the details so approved.

Items i to ii shall be completed prior to the use or occupation of the works hereby granted consent.

Reason: In the interests of the listed building.

3. The works the subject of this consent shall be carried out strictly in accordance with the documents (including plans) incorporated into this decision and subsequently approved pursuant to this decision, unless otherwise approved, in writing, by the Local Planning Authority.

Reason: To ensure that the works are implemented in accordance with this decision in the interests of the listed building.

Informatives

1. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Location plan received by the local planning authority 14 January 2008

4199/01 received by the local planning authority 14 January 2008

4199/32/P1 received by the local planning authority 14 January 2008

Reason for Decision

The proposed alterations preserve and enhance the special architectural and historic interest of the listed building in accordance with Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, guidance in PPG 15 and policies C3 and HE4 of the North Wiltshire Local Plan 2011.

Appendices:	<ul style="list-style-type: none">• NONE
Background Documents Used in the Preparation of this Report:	<ul style="list-style-type: none">• 1.20, 4.02, 4.05, 5.01, 6.03.