

3/09/1113/FP - New secure public entrance lobby at Charringtons House, The Causeway, Bishop's Stortford, CM23 2ER for Hendeson Global Investors Ltd

Date of Receipt: 19.08.09

Type: Full

Parish: BISHOP'S STORTFORD

Ward: BISHOP'S STORTFORD - MEADS

RECOMMENDATION

That, subject to no substantive comments being received within the consultation period (by 24th September 2009) the Director of Neighbourhood Services be authorised to **GRANT** planning permission subject to the following conditions:-

1. Three Year Time Limit (1T121)
2. Matching materials (2E154)

Directives

1. Other legislation (01OL1)

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (East of England Plan May 2008, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and East Herts Local Plan Second Review April 2007), and in particular SD2, ENV1, BH5. The balance of the considerations having regard to those policies is that permission should be granted.

_____ (111309FP.MP)

1.0 Background

- 1.1 The application site is shown on the attached OS extract. Charringtons House is part of a suite of buildings, including the Council's own office building at The Causeway, and is situated to the north west side of the junction of Bridge Street and Link Road. To the southern end of the building is a prominent cylindrical stair tower surrounded by hard surfacing which incorporates a bus shelter fronting onto Bridge Street.
- 1.2 The proposal envisages the erection of an extension of approximately 24 square metres in area to the south west corner of the building. It would be sited between the existing cylindrical staircase and the glazed façade of the main building. It would comprise a small secure lobby space to provide 24

3/09/1113/FP

hour access to customer deposit machines.

- 1.3 The lobby extension has been designed to compliment the existing building with a brick and curtain walling finish. It would have a flat roof with an overhanging canopy, a deep fascia and recessed lighting incorporated into the soffit.
- 1.4 The application is being reported to the Development Control Committee as the Council currently has an interest in the land, although it is not the applicant.

2.0 Site History

2.1 The following provides a summary of the relevant planning history for the site:-

- 3/08/0082/FP – Planning permission was granted for the installation of VRV condenser units to the roof of the building;
- 3/04/1258/AD – Advertisement consent was granted for a fascia sign;
- 3/03/0038/FP – Planning permission was granted for a change of use from B1 office to D1 educational training;
- 3/00/1438/FP – Planning permission was granted for entrance arrangements to the north and south of Charringtons House;
- 3/00/1317/FP – Planning permission was granted for the provision of car parking adjacent to Charringtons House and hard landscape proposals;
- 3/85/1675/FP – Planning permission was granted for the provision of a new pedestrian access.

3.0 Consultation Responses

3.1 Herts County Highways comment that they do not wish to restrict the grant of permission subject to details relating to the storage of construction materials storage off the public highway. The Highways Officer comments that the proposal will not result in a significant impact on the free flow of traffic on the public highway – the site benefits from a town centre location in close proximity to public car parks and public transport links.

4.0 Town Council Representations

4.1 No comments have been received from Bishop's Stortford Town Council at the time of writing this report, but any representation received prior to the committee will be reported verbally.

5.0 Other Representations

5.1 The application has been advertised by way of press notice, site notice and neighbour notification. The public consultation period expires on 24 September 2009 (one day after committee) and so no decision can be made prior to that date. For this reason, officers are seeking authority to grant planning permission subject to no substantive comments being received by the end of that consultation period.

5.2 No letters of representation have been received at the time of writing this report.

6.0 Policy

6.1 The relevant Local Plan policies in this application include the following:-

SD2	Settlement Hierarchy
ENV1	Design and Environmental Quality
BH5	Extensions and Alterations to Unlisted Buildings in Conservation Areas

7.0 Considerations

7.1 The building is sited within the built up area of Bishop's Stortford wherein there is no objection in principle to development. The determining issues in this case therefore relate to the impact of the development on the character and appearance of the building itself and on the surrounding Conservation Area.

7.2 The existing building is a large and prominent feature within the street scene and Conservation Area. The façade in which the proposed development would be sited comprises red brick, extensive fenestration and a vertical cylindrical stair tower. It could be argued that this elevation is in fact somewhat bland and uninteresting.

7.3 The proposed extension would be modest in size and would, in the opinion of Officers, add some interest to this façade without detriment to the form and design of the existing building. The size and scale of the development is such that the lobby would fit within the existing recess between the

3/09/1113/FP

building and the stair tower, protruding only marginally out from the existing footprint. The proposed design and form seeks to replicate the existing design of the building with elevational treatment consisting of fenestration and matching brickwork.

- 7.4 Taking into account the above considerations, the proposed development is considered to be of a size, scale, form and design such that it is in keeping with the character and appearance of the existing building in accordance with policy ENV1 of the Local Plan. It is considered that the recommended condition requiring matching materials is necessary in this case however, to ensure that the proposed development will assimilate successfully with the existing building.
- 7.5 As highlighted above, the site is located within the Bishops Stortford Conservation Area, and the existing building is considered to be within a prominent location within that designated area. However, for the reasons outlined above, the proposed development is considered to be sympathetic to the wider context of the Conservation Area and would maintain its character and appearance. Furthermore, the proposal would provide an active frontage to the building which would enhance the existing frontage onto Bridge Street. Officers therefore consider that the requirements of Policy BH5 would be satisfied.
- 7.6 In terms of the impact on neighbour amenity and the amenity of adjoining development, having regard to the siting of the development in relation to those properties and the nature of the development, the proposal would not result in a significantly harmful impact that would warrant the refusal of the application.

8.0 Conclusion

- 8.1 The proposed development involves a modest extension to the existing building which would not result in a detrimental impact on the character and appearance of the building or the wider Conservation Area but would enhance the existing situation by providing an active frontage onto Bridge Street. For the reasons outlined above it is therefore recommended that, subject to no substantive comments being received within the consultation period (by 24th September 2009), the Director of Neighbourhood Services be authorised to grant planning permission subject to the conditions mentioned at the head of this report.