

PLANNING COMMITTEE

11th July 2022

APPLICATION FOR CONSIDERATION

REPORT OF ASSISTANT DIRECTOR - GROWTH & REGENERATION



Application Number: 0236/2022

Development: Installation of new glazing to part of eastern and northern elevation, infilling of formal openings to rear elevation and replacement windows , new lift enclosure and plant to rear first floor flat roof

Location: 5 Colehill, Tamworth, B79 7HA

1. Introduction/ Proposals

- 1.1. These proposals are for the external alterations and refurbishment of 5 Colehill, the former Co-op department store, which is one of the sites identified within the Future High Streets ('FHSF') Masterplan. The existing building is 'locally listed' as being of local townscape or historic interest. It comprises a Victorian building dating from the mid to late 19th Century that contributes to the historic street scene fronting Church Street and Colehill and its setting within the Tamworth Town Centre Conservation Area.
- 1.2. The application proposes the refurbishment and alteration of the buildings to provide replacement windows in place of doors to two of the shopfronts and alterations to the rear to include provision of a lift enclosure. The development will retain and refurbish the original Victorian building. Internal works are part of the project involving addition and removal of internal walls to create usable spaces, while original features such as the front staircase and tiled surrounding are retained.
- 1.3. The project includes the demolition to the rear of a 20th century extension and its replacement with a new college building, submitted under separate applications.
- 1.4. The proposal is to secure the restoration and adaptation of the building to enable its future maintenance and use as a new Enterprise Centre, to provide new, flexible business accommodation and meeting spaces to help support local start-ups and growing businesses. This will complement the existing Tamworth Enterprise Centre, which is well used and over-subscribed. There is no change of use proposed as the former use as retail and café, together with potential future use as offices all fall within Use Class E that now combines retail and office uses, and the proposals, therefore, allow for a range of potential uses considered acceptable in policy terms, within the town centre.
- 1.5. The restoration and adaptation of the building requires works that are normal repair and maintenance or are internal adaptations and hence do not require planning approval. However, some limited works are necessary to the external facades of the building, to improve its appearance and functionality and these require planning permission.
- 1.6. These external physical works are the subject of this application, which proposes:
 - Removal of secondary doors and installation of new glazing similar to the existing windows to part of the shop fronts on Colehill and Church Street
 - Infilling of openings in the rear western and southern elevation and installation of replacement windows and doors
 - new lift enclosure and plant to the rear first floor flat roof
 - removal of disused chimney.
- 1.7. The Co-Op is one of the sites identified within the Future High Streets ('FHSF') Masterplan. The refurbishment of the buildings are an integral part of the objectives to enhance the environment and viability of the town centre. The works to the premises represent one of the essential phases in delivering the objectives of the college quarter within the Masterplan. The proposals align with the demolition of the rear modern extensions to make way for Tamworth college to be relocated to the

application site, allowing the enhancement of the market square and other elements of the masterplan to come forwards. The application, therefore, supports the wider objectives of the Masterplan.

2. Legislation and Policies

2.1. Planning (Listed Buildings and Conservation Areas) Act 1990

2.2. National Policies:

National Planning Policy Framework (NPPF) 2021
National Planning Policy Guidance (NPPG)
National Design Guide 2019

2.3. Local Plan Policies:

Adopted Tamworth Local Plan 2006-2031

- SS1 - *The Spatial Strategy for Tamworth*
- SS2 – *Presumption in Favour of Sustainable Development*
- EC1- *Hierarchy of Centres for Town Centre Uses*
- EC2- *Supporting Investment in Tamworth Town Centre'*
- EN5 - *Design of New Development*
- EN6 – *Protecting the historic environment*

2.4. Other Policy/ Guidance:

- Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment: English Heritage (2008)
- Historic Environment Good Practice Advice Notes 2, and 3: Historic England (2015)
- Town Centre Conservation Area Appraisal
- Town Centre Conservation Area Management Plan Update 2016
- Tamworth Design SPD July 2019

3. Relevant Site History since 2001

A	0410/2001	Various illuminated and non-illuminated signs
A	0306/2002	Banner sign
A	0307/2002	Two Banner signs
F	0260/2009	Formation of new doorway to sandwich shop in part of retail department store premises
DISCON	0385/2009	Application to discharge condition 3 (signage) of planning permission 0260/2009
F	0475/2009	Formation of new doorway to retail department store
UN	T12019	Erection of 12 foot feather edged boarder at Colehill, Tamworth.
UN	T02805	Addition of floor in existing loading dock area for retail purposes at 5 Colehill.
A	0062/2010	Advertisement consent: 1 x illuminated fascia sign and 2 x non-illuminated fascia sign
DISCON	0077/2010	Application to discharge condition 3 (finish, materials) of planning permission 0475/2009
A	0194/2010	Advertisement consent: Non-illuminated timber fascia sign and hanging sign
F	0551/2010	Removal of canopy to part of retail department store premises
VARCON	0061/2011	Variation of condition 3 in respect of signage on application 0260/2009
A	0265/2011	Advertisement consent: Replacement fascia signage
C	0443/2013	Change of use from Sandwich Shop (A1) to a Coffee Shop (A3)
A	0131/2015	Advertisement consent for the display 1 fascia sign

4. Consultation Responses

TBC Conservation Officer

4.1. No objections subject to conditions:

Background

- *The application site is a Locally Listed Building.*

- The application site is located within the Tamworth Town Centre Conservation Area.
- The application site is within the setting of designated heritage assets.

In deciding any relevant planning permission that affects a locally listed heritage asset or its setting, the NPPF requires amongst other things that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. LPAs should take account of heritage assets and the desirability of putting them to viable uses consistent with their conservation. They are also obliged to consider the positive contribution that conserving such heritage assets can make to sustainable communities including their economic vitality. [Locally Listed Heritage Assets – Planning Law Overview | Historic England](#)

Proposal

The proposal is for the installation of new glazing to part of eastern and northern elevation, infilling of formal openings to rear elevation and replacement windows, new lift enclosure and plant to rear first floor flat roof.

Historic Environment Considerations

I have assessed the character of the building in its entirety, and not only the impact of the proposal on the elevation to which it is proposed. The Locally Listed designation provides additional consideration for a building's fabric and its special historic interest. The character and use of the original building is relevant, as is its age, architectural detail and prominence and contribution to the historic street scene.

- I made some observations regarding the central post to the shopfront onto Colehill and entry gates. The suggestions made have been incorporated into this final scheme.
- I make no objection to the principle of the new glazing and alterations.
- I make no objection to the proposals for alterations to the elevations.
- The shopfront, window and door profiles have not been submitted. I would like to request that they are conditioned with profile drawings to be provided.
- I suggest that the paint colour is agreed in writing.
- I would like to request detail of the lime mortar; I suggest a ratio similar to 1:3 (NHL2.5 : sand). I suggest matching the sand colour and particle size. I would like to see joints flush with the brickwork, and beaten, brushed or bagged back. No trowel marks should be visible. The brick face should be cleaned of any residue mortar as work progresses, with no use of chemical cleaning.
- I would like to request a sample panel of an area cleaned using the DOFF steam clean system, prior to full elevations cleaning being undertaken.
- The application makes no reference to signage. I suggest that discussions start regarding the placement of promotional marketing. The use of the shopfront windows should not be assumed to be filled, for example with vinyl marketing, as this will impact upon the character of the building and the Conservation Area.
- If further repairs to architectural features become apparent when work begins of site, please notify me. The roof has not yet been fully assessed, but I would suggest that good conservation practice is to start at the top with maintenance and repairs to ensure that the building is watertight and sound. Maintenance of rainwater goods and checking the soundness of mortar joints (especially to the exposed cupola) should be included in the visual assessment of the building.

Consideration of Harm

It is my assessment that the proposal would result in less than substantial harm. I consider the level of harm to be minimal, both to the Locally Listed Building, and the character and appearance of the Conservation Area.

Conclusion

I make no objection to the proposal and recommend approval with conditions.

TBC Environmental Health Officer

4.2 Environmental Protection have no comments to make on this consultation.

TBC Town Centre/Tourism Team

4.3 No objection

Economic Development and Regeneration Service at Tamworth Borough Council fully supports these plans.

TBC Policy Team

4.4 No objection

The proposal appears to relate to the refurbishment of the existing building into an Enterprise Centre, consisting of multiple office and meeting spaces. Under Policy EC1, as a defined main town centre use, the proposed office space within the town centre would be strategically supported. Particular note should be given to Policy EC3 (Primary and Secondary Frontages) of the Local Plan, which places a significant requirement on the delivery of retail in the subject area. This policy is no longer in line with the National Planning Policy Framework (NPPF), and therefore, in this instance, the requirements of Policy EC3 should not carry any significant weight in decision making.

On the basis of the above, we have no strategic objection to the principle of the proposal. Notwithstanding, the proposal must be able to demonstrate compliance with the wider policies of the Local Plan in order to be deemed acceptable.

SCC Historic Environment Team

4.5 No objection subject to conditions

Thank you for consulting with Staffordshire County Council's Historic Environment Team with regards to the above application. I have reviewed the proposals against the information held by the Staffordshire Historic Environment Record (HER) and the comprehensive Heritage Statement (HS) submitted in support of the application and there is some clear historic environment interest in the application site. The HS provides a very useful understanding of the historic development of the site, a point in time record of the building, and assesses the impact of the proposals on this building. As such this information will not be repeated in detail here, however in summary the building is locally listed (a non-designated heritage asset) and located within the Tamworth Town Centre Conservation Area (a designated heritage asset). The first phase of the current building (the northern range) was built for the Co-operative c.1897 whilst the southern range had been completed by 1903. A further extension was added to the west in the 1960s. The elements of the proposals that are likely impact upon the historic fabric include the installation of a new platform lift, reorganisation of the interior (particularly involving the removal of later partition walling) to improve toilet and kitchen facilities, and the re-implementation of glazing in some of the shop frontages.

Given the existing baseline heritage information provided in the HS and the relatively 'light touch' nature of the proposals in terms of their potential impact on the historic fabric, I do not wish to raise any major concerns with the application. However, I do think it would be appropriate, in line with Par 205 of the NPPF (2021) which states that 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted' that previously unknown historic fabric that should be revealed by the proposed works should be appropriately recorded and a report deposited to the HER. I would suggest that the following condition should cover this (however should your Conservation Officer colleague deem a more robust condition be required I am happy to review this requirement and provide alternative wording):

'If hitherto unknown evidence of historic character that would be affected by the works hereby permitted is discovered, an appropriate record together with recommendations for dealing with it in the context of the scheme shall be submitted for written approval by the local planning authority'.

In terms of the potential impacts of the proposals on the aforementioned heritage assets I am happy to defer to your Conservation Officer colleague.

Staffordshire County Council Highways

4.6 No objection

The application is for the installation of new glazing to part of eastern and northern elevation, new entry gates, infilling of formal openings to rear elevation and replacement windows, new lift enclosure and plant to rear first floor flat roof demolition of the former Cooperative Society building. The proposal will have no effect on the highway therefore I have no objection to this application.

Historic England

- 4.7 No comments – *We suggest that you seek the views of your specialist conservation and archaeological advisers*

5. Publicity and Additional Representations

- 5.1. As part of the consultation process adjacent residents were notified and a press notice and site notices were erected. No comments received.

6. Equality and Human Rights Implications

- 6.1. Due regard, where relevant, has been taken to the Tamworth Borough Council's equality duty as contained within the Equalities Act 2010. The authority has had due regard to the public sector equality duty (PSED). Under section 149 of the Equality Act 2010, a public authority must in the exercised of its functions, have due regard to the interests and needs of those sharing the protected characteristics under the Act, such as age, gender, disability and race. This proposal has no impact on such protected characteristics.
- 6.2. There may be implications under Article 8 and Article 1 of the First Protocol of the Human Rights Act, regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these issues have been taken into account in the determination of this application.

7. Planning Considerations

- 7.1. The key issues to be considered at this stage are:

- Principle
- Character & Appearance
- Historic Environment - Consideration of harm to the character and appearance of the building, the conservation area and the significance of the surrounding listed buildings
- Historic Environment Record
- Noise and Disturbance
- Access

Principle

- 7.2. The proposals are related to a town centre use that does not require planning permission. This complies with Tamworth Local Plan Policy EC1 'Hierarchy of Centres for Town Centre Uses' that defines the hierarchy for the location of development involving town centre uses, prioritising Tamworth Town Centre as the key focal point where development including retail, services and leisure uses should be concentrated.
- 7.3. Policy EC2 'Supporting Investment in Tamworth Town Centre' specifically relates to development in the Town Centre. The policy states that "the regeneration and economic development of the town centre is seen as a key Council objective and driver to the wider regeneration of Tamworth." The policy outlines the importance in the protection and enhancement of heritage assets within the town, stating that they "assist in defining Tamworth's unique streetscape, fostering local distinctiveness and preserving local character." Clearly the proposals aim to improve a heritage asset.
- 7.4. Chapter 6 of the National Planning Policy Framework 2021 (NPPF) focuses on building a strong, competitive economy. Paragraph 81 elaborates that "*significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.*"

- 7.5. Chapter 7 aims to ensure the vitality of town centres outlining that planning policies and decisions should support the growth, management and adaptation of town centres given their importance to local communities.
- 7.6. It is noted that the Council's Economic Development and Regeneration Service at Tamworth Borough Council fully supports the plans, noting that the building is currently vacant and sits in a prime area of the Town Centre. This application represents an excellent opportunity to bring back into economic use an attractive building in a prominent location.
- 7.7. It is also of note that in turn by unlocking this site for development, it allows the Future High Streets project to progress.
- 7.8. The application relates solely to the external physical works and no change of use is proposed. Although internal conversion works are also being undertaken, these do not require planning consent. The proposals are therefore fully supported by the policies above for an appropriate town centre use.

Character and appearance

- 7.9. Tamworth Local Plan Policy EN5 – Design and New Development, states that developments should be of a scale, layout form and massing which conserves or enhances the setting of development and utilize materials and overall detailed design which conserves or enhances the context of the development. Proposals should respect and where appropriate reflect existing local architectural and historic characteristics but without ruling out innovative or contemporary design which is still sympathetic to the valued characteristics of an area.
- 7.10. Policy EN6 – Protecting the Historic Environment indicates that the proposed development should enhance or preserve the area as a whole:
Development that affects designated heritage assets including conservation areas, listed buildings, scheduled monuments and non-designated heritage assets including locally listed buildings and undesignated archaeology, will be required to assess the impact of the development on the asset through a heritage statement and statement of significance and clearly demonstrate how the significance, including its setting, will be protected, conserved and, where possible, enhanced.Non-designated assets, including local listing and archaeology, will be a material consideration in determining planning applications, with weight given to their significance and contribution to their environment. The Council will support the conservation and enhancement of locally listed buildings...
- 7.11. 5 Colehill lies within the Tamworth Town Centre Conservation Area. The building is locally listed and regarded as being of local historic and architectural interest. It is a prominent local landmark and a local heritage asset, important in the history of the Co-operative movement in Tamworth. It has original decorative Victorian features on the façades fronting Colehill and Church Street and its cupola is an important feature in local views. It is a local landmark because of its siting on a prominent junction and its features, which include decorative gables, cupola and a bellcote, an attractive frontage and good quality early-20th century faience shop front to the ground floor. The interior also has some original decorative features, with an original staircase with timber handrail, decorative iron balusters and pink, green, burgundy and white Minton tiles.
- 7.12. In 1897, Tamworth Industrial Cooperative Society (now referred to as the Tamworth Co-operative Society) took ownership of the building and continued to use the building, together with a later, much larger extension constructed in the 1960's and '70's, as a retail outlet and head office for the organisation, up until 2021, when it ceased to trade at the site.
- 7.13. The external appearance and character of the building is proposed to be retained and the building is being restored and refurbished as part of the planned works. The northern and eastern frontage elevations, framing the corner of College Lane and Colehill, together with the roof and Cupola will be retained and repaired/restored. Much of the works fall into the category of straightforward repair and maintenance and, together with other internal reconfiguration, do not constitute development that requires planning approval. The works essentially comprise of retention of the façade but with some new glazing to the shopfront, new windows to the rear elevation and lift enclosure.
- 7.14. The elements of the proposals that are likely impact upon the historic fabric include the installation of a new platform lift, reorganisation of the interior (particularly involving the removal of later partition

walling) to improve toilet and kitchen facilities, and the re-implementation of glazing in some of the shop frontages.

- 7.15. The eastern shop front to the south range is to be refitted to remove the modern, offset and recessed doorway and replace this with new glazing to match the remaining shop fronts. The area of infill and drop box on the western range of the northern shopfront is proposed to be removed and reinstated as a glazed window to match the adjacent shop fronts. An existing secondary doorway in the second range is proposed to be removed and a glazed window reinstated to match the adjacent window range.
- 7.16. The existing openings at ground, first and second floors, previously formed to connect to the 1960's department store extension, will be infilled where they do not correspond with proposed openings. In addition, 2 new windows will be formed to first and second floors, (rear southern elevation); new external doors at ground floor will provide access into a plant room and switch room and a small section of wall mounted louvres will be installed to serve this; and a disused central chimney will be removed from the from roof area.
- 7.17. A new platform lift is proposed in the centre of the building which will extend up from the first-floor roof to serve the second floor. A small area of the first-floor flat roof is proposed for the location of external mechanical plant and a handrail for edge protection. This is first floor roof-space that is fully enclosed by the existing roofs to north, east and south and occupies an existing small space between the north and south ranges of the building that is not visible outside of the site.
- 7.18. The proposal will not have a significant impact on the character and appearance of the building or locality whilst mortar materials and joinery details of the new frames still need to be submitted and this will be conditioned, however the principle of the new windows other elements have been assessed by the Conservation Officer and has expressed no objection.
- 7.19. The proposed development is therefore considered to be acceptable and is compliant with Policies EN5 and EN6 of the Local Plan.

Historic Environment - Consideration of significance of and impact on the character and appearance of the building, conservation area and the surrounding listed buildings

- 7.20. In determining any planning application on heritage matters, special attention shall be paid to the desirability of preserving listed buildings and preserving or enhancing the character or appearance of conservation areas as set out in sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.21. In addition, for the determination of planning applications affecting heritage assets Chapter 16 of the NPPF 2021 supports the conservation and enhancement of historic environments where paragraphs 127 and 184-202 are relevant. In particular, paragraph 189 highlights the importance of conservation, stating that historic and heritage assets are "*an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.*"
- 7.22. The policies within the NPPF emphasise the need for assessing the significance of heritage assets and their setting in order to fully understand the historic environment and inform suitable design proposals for change to significant buildings. The document also requires that the impact of development proposals which affect heritage assets is assessed.
- 7.23. As noted above, policy EN6 Protecting the historic environment, of Tamworth Local Plan is also relevant.
- 7.24. The impact on heritage is focused mainly on the designated heritage assets of the Tamworth Town Conservation Area and the Grade I and II listed buildings in the building's setting, and to the non-designated locally listed building itself. The impact of any proposed development needs to be assessed. As regards the building itself, the elements of the proposals that are likely impact upon the historic fabric include the installation of a new platform lift, and the re-implementation of glazing in some of the shop frontages. Reorganisation of the interior does not require planning permission.
- 7.25. The submitted heritage statement in its section on significance refers to Tamworth Borough Council's Local List that was formally adopted in June 2018. This document sets out the listings

designated by the council that are of local historic and or architectural interest. The document outlines the details and merit of 5 Colehill as a locally listed building with a high heritage value contributing to the influence of Tamworth on a regional/national scale.

- 7.26. The proposed new windows to the frontages will be in suitable traditional materials and design to match the existing and as such will not harm the character of the building. The internal works have some historic impact, but do not in themselves require permission and at the rear the new windows and lift housing will serve to enhance the building and although not in view of the street, they will enhance character in the conservation area generally.

Assessment of Significance and Impact

- 7.27. Using established methods for assessing significance, the heritage statement suggests that these elements of significance have **high value** overall. The Co-Operative Building has **high historic value**, being associated with the Co-Operative Society from its construction to the present day, an association which is still evident in the inscriptions on the exterior of the building even though the Society is moving out. It also has **high communal value**, having been used by locals for well over a century for a variety of services, including banking, food, retail, and funeral care. The building has **high aesthetic value**, with the eclectic styles to the upper floors, as well as the Art Deco shop front externally, the large entertaining space, stained glass and tiled WCs and stairway internally.
- 7.28. The statement also assesses the contribution to the setting of nearby listed buildings and considers the impact of the development proposed on both the conservation area and the listed buildings and other heritage assets. (Northwest of the site is the Grade I listed St Editha's Parish Church which is a dominant landmark building of the town centre. The site is also within close proximity to a number of heritage assets. To the north is the Old Stone Cross Public House which is Grade II listed, Tamworth Arts Centre which is Grade II Listed and further north is the Medieval deanery at Lower Gungate, which is scheduled for designation. To the rear, 36 and 36a, and 37 George Street are Grade II listed buildings. South of the site, 1 Colehill is Grade II listed. To the east of the site are a number of heritage assets on Colehill that are Grade II listed (numbers 8, 9, 10, 11).
- 7.29. It concludes that the overall impact of the proposed works is positive and that the application proposals accord with the requirement to preserve or enhance the character and appearance of the conservation area and the settings of the relevant heritage assets.
- 7.30. The proposed scheme is therefore concluded to cause 'less than substantial' harm to the character and appearance of the conservation area. Paragraph 194 of the NPPF requires 'clear and convincing' justification for any harm caused with great weight given to the asset's conservation. Paragraph 196 states: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 7.31. The Conservation Officer was consulted to assess the potential impact of the alterations on the historic environment. The Conservation Officer has stated *that the proposal would result in less than substantial harm and considers the level of harm to be minimal, both to the Locally Listed Building, and the character and appearance of the Conservation Area*. She has no objections to the proposed development subject to additional information being submitted in respect of profile details of frames, paint colour and mortar mix materials. The additional information will be provided via pre-commencement conditions shown below. A further note is added regarding future signage.
- 7.32. Overall, the external changes to the front elevation are minimal. retaining the glazed tile surround and retaining the original lettering at first floor level retains the important historical connection with the original formation of the Tamworth Co-Operative Society, while enabling reuse of the building. The changes will have an overall beneficial impact on the locally listed building, Conservation Area and listed buildings within the setting of the site. the building will be subjected to low levels of intervention in the proposed development, which aim to restore and protect its original features and to enhance its presence within the Conservation Area. Necessary works to the frontages will safeguard both the building and its original historic details.
- 7.33. The impact of the proposals on the locally listed building and its setting within the Conservation Area are minor and positive and retain its overall character and appearance, preserving elements of architectural and historic interest is in accordance with the requirements of Section 16 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy EN6 of the Local

Plan. The proposed development will generate less than substantial harm to the listed building with substantial benefits in commercial re-use.

Historic Environment Record

- 7.34. Staffordshire County Council Historic Environment team advise that there is some clear historic environment interest in the application site as detailed above.
- 7.35. In respect of recording any evidence of historic character a condition is recommended to be added, as follows; 'If hitherto unknown evidence of historic character that would be affected by the works hereby permitted is discovered, an appropriate record together with recommendations for dealing with it in the context of the scheme shall be submitted for written approval by the local planning authority'. This is to ensure that any evidence is properly recorded in accordance with policy EN6, Protecting the historic environment, as set out in the Tamworth Local Plan 2006-2031.

Noise and Disturbance

- 7.36. Given the nature of the intended use, there are no impacts associated with the use that are likely to give rise to adverse environmental effects. The Environmental Health Officer has no objections in accordance with policy EN5: Design of New Development as set out in the Tamworth Local Plan 2006-2031.

Access

- 7.37. There are no substantive changes to the existing arrangements for access and servicing of the building. While two secondary, existing pedestrian access points are to be removed, the main pedestrian accesses off Colehill are retained and improved, leading directly into the main core of the building. This provides for good levels of disabled access throughout the building. Primary access into the building will be from the corner of Colehill. All servicing for the building will remain unaltered via the existing service yard off Colehill.

8. Conclusion

- 8.1. The alterations to refurbish No.5 Colehill will have a beneficial impact on the external character of the locally listed building, on the setting of the adjacent listed buildings and on the character and appearance of the Tamworth Town Conservation Area. Many historic fixtures and fittings, including the high significance historic staircase, will be retained and removal of historic fabric within the building is kept to a minimum. Alterations to the exterior shop fronts will be in keeping with the existing design and materials of the inter-war shop front. Therefore, the overall character and appearance of the building within the Conservation Area and the setting of nearby Listed Buildings is retained, preserving the significance of the setting.
- 8.2. Any negative impacts to heritage will generate 'less than substantial harm' to the locally listed building, nearby listed buildings and Conservation Area, with substantial heritage benefits in sympathetic refurbishment and creation of a long-term viable commercial re-use, and when balanced against heritage benefits and the for the building, the proposals are acceptable in planning and heritage terms.

9. Recommendation

Approval subject to conditions

Conditions / Reasons

1. Start of development

The development shall be started within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Compliance with plans/approval

The development hereby approved shall only be carried out in accordance with the application form, the supporting letter and drawing numbers:

East Elevation Demolitions 241493-PUR-01-ZZ-DR-A-1351

North Elevation Demolitions 241493-PUR-01-ZZ-DR-A-1350
South Elevation Demolitions 241493-PUR-01-ZZ-DR-A-1352
West Elevation Demolitions 241493-PUR-01-ZZ-DR-A-1353
Ground Floor Plan Demolitions 241493-PUR-01-GF-DR-A-1330
Roof Plan Demolitions 241493-PUR-01-RF-DR-A-1333
Existing First Floor Plan 241493-PUR-01-01-DR-A-1301
Existing Second Floor Plan 241493-PUR-01-02-DR-A-1302
Existing Basement Plan 241493-PUR-01-B1-DR-A-1304
Existing East Elevation 241493-PUR-01-ZZ-DR-A-1321
Existing Ground Floor Plan 241493-PUR-01-GF-DR-A-1300
Existing North Elevation 241493-PUR-01-ZZ-DR-A-1320
Existing Roof Plan 241493-PUR-01-RF-DR-A-1303
Existing South Elevation 241493-PUR-01-ZZ-DR-A-1322
Existing West Elevation 241493-PUR-01-ZZ-DR-A-1323
Proposed First Floor Plan 241493-PUR-01-01-DR-A-2301
Proposed Second Floor Plan 241493-PUR-01-02-DR-A-2302
Proposed Basement Plan 241493-PUR-01-B1-DR-A-2304
Proposed East Elevation 241493-PUR-01-ZZ-DR-A-2321
Proposed Ground Floor Plan 241493-PUR-01-GF-DR-A-2300
Proposed North Elevation 241493-PUR-01-ZZ-DR-A-2320
Proposed Roof Plan 241493-PUR-01-RF-DR-A-2303
Proposed South Elevation 241493-PUR-01-ZZ-DR-A-2322
Proposed West Elevation 241493-PUR-01-ZZ-DR-A-2323
Site Block Plan 241493-PUR-01-SL-DR-A-1361
Site Location Plan 241493-PUR-01-SL-DR-A-1360
unless otherwise agreed in writing by the Local Planning Authority.
Reason: To define the approval.

3. Materials-Details

Prior to the commencement of the proposed works, full details of the following shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and retained in perpetuity, unless further consent in writing is given by the Local Planning Authority.

- i) Full details of all external materials;
- ii) Full details consisting of profile sections at a minimum scale of 1:5 and elevations at 1:20, of all external joinery including fenestration and doors and proposed exterior paint finish.
- iii) *detail of the lime mortar; (ratio similar to 1:3 (NHL2.5: sand and matching the sand colour and particle size).*
- iv) *joints shall be flush with the brickwork, and beaten, brushed or bagged back. No trowel marks should be visible. The brick face should be cleaned of any residue mortar as work progresses, with no use of chemical cleaning.*
- v) *a sample panel of an area cleaned using the DOFF steam clean system, shall be provided and approved by the local planning authority prior to full elevations cleaning being undertaken*

Reason: To ensure a satisfactory external appearance to the development in accordance with policy EN5: Design of New Development as set out in the Tamworth Local Plan 2006-2031.

4. If hitherto unknown evidence of historic character that would be affected by the works hereby permitted is discovered, an appropriate record together with recommendations for dealing with it in the context of the scheme shall be submitted for written approval by the local planning authority.
Reason: To ensure satisfactory recording of evidence in accordance with policy EN6: Protecting the historic environment, as set out in the Tamworth Local Plan 2006-2031.

Notes to applicant

- *Early discussions should start regarding the placement of promotional marketing and signage. The use of the shopfront windows should not be assumed to be filled, for example with vinyl marketing, as this will impact upon the character of the building and the Conservation Area.*
- *If further repairs to architectural features become apparent when work begins of site, please notify the local planning Authority Conservation Officer. The roof has not yet been fully assessed, but I would suggest that good conservation practice is to start at the top with maintenance and repairs to ensure that the building is watertight and sound. Maintenance of rainwater goods and checking the soundness of mortar joints (especially to the exposed cupola) should be included in the visual assessment of the building.*