

Welcome to Planning Committee

5 November 2024

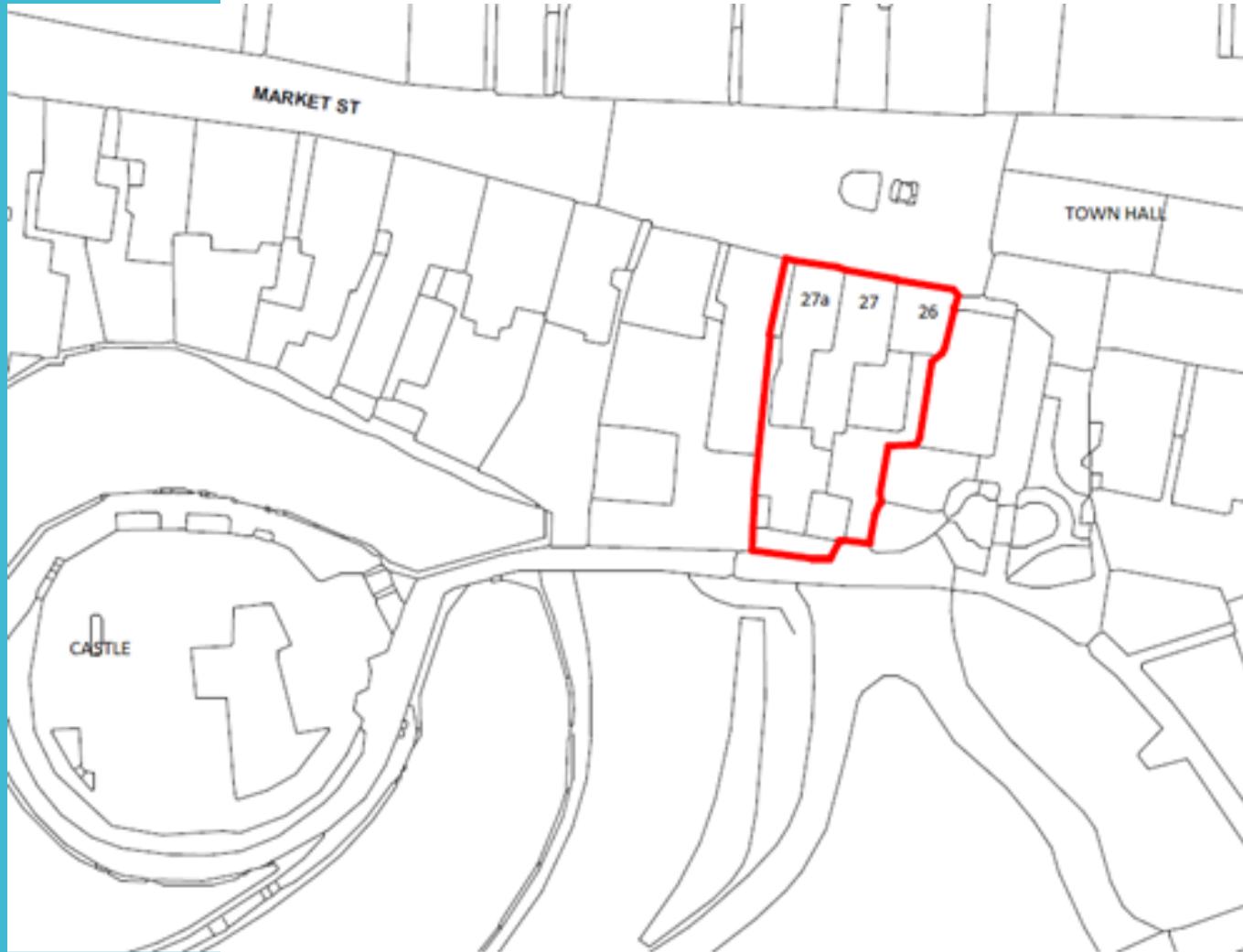
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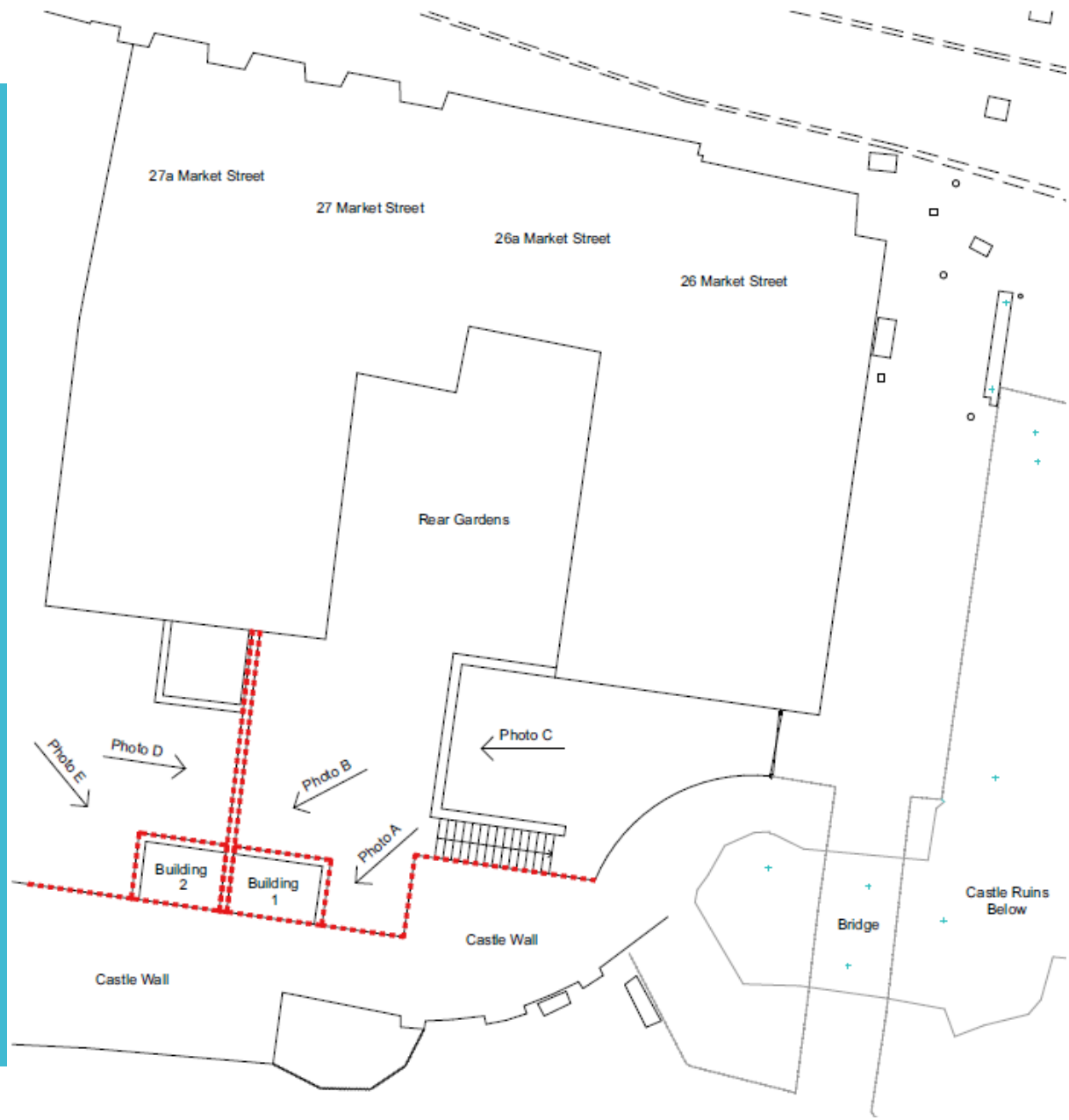
27a Market Street, Tamworth, B79 7LR

Listed Building Consent for roof and window repairs, demolition of external staircase, boundary wall and brick houses, temporary covering to roof of outbuilding.

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Site Location





Site Photographs



Photo A
Existing outbuilding and castle wall



Photo C
Existing outbuildings and garden wall with castle wall behind



Photo D
Existing outbuildings and garden wall



Photo B
Existing outbuilding and garden wall with castle wall behind



Photo E
Existing outbuildings and garden wall with castle wall behind

- Roof repairs to the building as the Structural Engineers details
- Sealing off holes in the roof to prevent further ingress of vermin
- Temporary repairs to dormer windows to prevent further water ingress
- Repair of timber windows where necessary
- Temporary Covering of the roof to small, rear outbuilding to prevent further water ingress
- Demolition (by hand) of external staircase tower, which is structurally very unsound. Bricks to be retained for re-use.
- Boundary wall between 27 and 27a to be taken down by 10no. courses, by hand. Bricks to be retained for re-se.
- Brickhouses to rear of boundary wall to be carefully taken down by hand and bricks retained for re-use.

Consultees

- Historic England – no objections
- Staffordshire County Council Historic Environment Team – no objections subject to conditions
- Tamworth Borough Council Environmental Protection – no objections subject to conditions

Public Responses

- No responses received

Key Planning Issues

- Principle
- Character and Appearance
- Highway Safety
- Heritage
- Amenity

Principle

Character and Appearance

Highway Safety

Heritage

Amenity

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Policy SS1 The Spatial Strategy for Tamworth is to provide development in the most accessible and sustainable locations and SS2 Presumption in Favour of Sustainable Development, states that proposals that accord with the local plan are sustainable and will be approved without delay.

Numbers 27 and 27a Market Street are within the Tamworth Town Centre, designated as Conservation Area and therefore Local Plan policies EC2 Supporting investment in Tamworth Town Centre and EN6 Protecting the Historic Environment are relevant to this application.

EC2 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.”.

Policy EN6 states that “Particular attention will be paid to enhancing key buildings in the town centre, the Creative Quarter initiative, positive redevelopment or enhancement of negative features, public realm improvements and proposals that will enhance buildings classed as ‘at risk’ and ‘vulnerable’ in the Heritage at Risk Survey.

The application conforms with the policies above in seeking to make the buildings safe to ensure their continued status as heritage assets and to enable future development to bring them back into active use subject to future permissions.

The proposed development is therefore considered to be in compliance with key policies of the Tamworth Local Plan 2006-2031 and in principle an acceptable form of development for the location subject to meeting other requirements of the Local Plan.

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Principle

Character and Appearance
(1)

Highway Safety

Heritage

Amenity

The proposed site is comprised of the nineteenth century Grade Two Listed Buildings at 27 and 27a Market Street, Tamworth. The proposed work areas located at the rear of those buildings,

Concerns over the structural integrity of the buildings necessitated a structural survey being undertaken during July and August 2024 to assess what works are needed to make the buildings safe and watertight.

The report states that “It is not intended that the report covers all of the necessary repairs to make the buildings suitable for occupation and the items raised in this report are the minimum necessary”

The works proposed in the application were identified by the structural report.

Consequently, the submitted application seeks Listed Building Consent, not to make the buildings habitable, but only to undertake the essential works arising from the survey to ensure that the building is watertight and safe.

Principle

Character and Appearance
(2)

Highway Safety

Page
Heritage

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Amenity

The proposed works include demolition and replacement of an existing dilapidated external staircase due to a significant foundation failure, reduction in height of a partially collapsed boundary wall, demolition of dilapidated outbuildings and other minor works.

Whilst the proposed works are essential for ensuring the stability and safety of the structures to the rear of the buildings, they will also serve as means of enabling further development to be undertaken at a later date, subject to future consents.

The proposed works would alter the appearance of the site, however external visibility is limited to higher parts of the Castle.

The character and appearance of the proposed works would therefore not impact upon the streetscene and is considered to be in compliance with Policy EN5 Design of New Development of the Tamworth Local Plan 2006-2031, the NPPF and National Design Guide.

Principle

Character and Appearance

Highway Safety

Heritage

Page 16
Amenity

Tamworth Local Plan policy EN5h) states that new developments will be expected to pay particular regard to highway safety and servicing requirements, the capacity of the local road network and the adopted parking standards set out in Appendix C.

The works proposed would:

- be to the rear of the host building where there is no direct vehicle access, only pedestrian access
- likely require access to the front of the site by one vehicle movement per day, to be undertaken early in the working day with a 7t flatbed vehicle.
- not require hoarding at the front of the site, with access from the rear gate only.

Furthermore, the majority of the reclaimed bricks would be kept on site with only potentially a modest proportion having to be removed from the site. Any removed would be transported to and stored at the Holloway works compound.

Consequently, the proposal is considered to comply with Policy SU2 Sustainable Transport of the Tamworth Local Plan 2006-2031.

Principle

Character and Appearance

Highway Safety

Heritage (1)

Amenity

The TBC Conservation Officer has liaised with both Historic England and Staffordshire County Council Historic Environment Team in respect of this application. The Conservation Officer considers the proposal acceptable subject to a Historic Building Record being undertaken and all Scheduled Ancient Monument aspects, which are outwith the scope of this planning application are taken properly into account due to the site's proximity to Tamworth Castle

Historic England does not object in principle to the proposal and has stated that it "should generally enhance the significance of existing grade II listed buildings, setting of adjacent listed buildings and Scheduled Monument and the existing character and appearance of the conservation area. Such works should improve the economic viability of the listed buildings and should hopefully enable them to get back into use."

Principle

Character and Appearance

Highway Safety

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Heritage (2)

Amenity

It also noted that consideration is made of what may require Scheduled Monument Consent for adjoining archaeological structures.” Consequently, separate to the planning process further liaison is required with Historic England to ensure Scheduled Monument consents are obtained as necessary.

The Staffordshire County Council Historic Environment Team has made no objection subject to a planning condition to secure an adequate Historic Building

The proposal is therefore considered to be in accordance with Policy EN6 Preserving the Historic Environment of the Tamworth Local Plan 2006-2031 and the National Planning Policy Framework.

Principle

Character and Appearance

Highway Safety

Heritage

Amenity (1)

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Policy EN5 – Design of New Development states that developments will be expected to minimise or mitigate environmental impacts for the benefit of existing and prospective occupants of neighbouring land. Such impacts may include loss of light, privacy or security or unacceptable noise, pollution, flooding or sense of enclosure. NPPF paragraph 130 f) also states that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users.

There would be no significant long term amenity concerns for neighbours to the site due to the proposed works

There could be limited noise impacts during the works, however, as they are to be undertaken largely by hand, significant disturbance is unlikely. TBC Environmental Protection has nonetheless requested a construction impacts condition limiting noise disturbance, through control of working hours.

Principle

Character and Appearance

Highway Safety

Heritage

Amenity (2)

It is therefore considered that the likely level of disturbance to neighbour amenity is minimal and with steps taken to condition working times, would be in accordance with the amenity aspects of Policy EN5 Design of New Development of the Tamworth Local Plan 2006-2031.

At present the site is unoccupied and the proposed works would have no bearing upon the amenity of potential future occupiers.

The proposal is therefore considered to be in accordance with Policy EN5 Design and New Development of the Tamworth Local Plan 2006-2031 and the National Planning Policy Framework.

Conclusions

The proposal is for Listed Building Consent for roof and window repairs, demolition of external staircase, boundary wall and brick houses, temporary covering to roof of outbuilding at 27a Market Street, Tamworth.

Balancing the considerations of the proposal it is deemed that the proposed works are essential to the integrity of the structures at the host site and are appropriate subject to undertakings to ensure that the historic nature of the site is adequately recorded and taken into consideration.

The key planning issues relate to heritage and amenity matters and it is considered that the proposal has, with conditions where, necessary, met or exceeded the policy requirements established by the Tamworth Local Plan 2006-2031 and the interests of consultees.

It is recommended therefore that the proposal is approved subject to conditions.

1. The development shall be commenced 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. The development hereby permitted shall only be carried out in accordance with the application form and drawing numbers 2321-1000 A, 2321-3001 B, 2321-3003 B, 2321-3005 B, 2321-3007 B, 2321-3009 B, 2321-3010 B, 2321-3013 B, 2321-3014 B, 2321-3015 B, 2321-3016 B and 2321-3017 B unless otherwise agreed in writing by the Local Planning Authority.

Reason: To define the permission

3. Construction activities which are audible beyond the site boundary, including deliveries, ground works and earth movements, shall be restricted to the following days and times:

- 08:00 – 18:00 Monday to Friday
- 08:00 – 13:00 Saturday

Construction shall not be undertaken on a Sunday or a public holiday.

Reason: To mitigate, and reduce to a minimum, adverse impacts on health and quality of life arising from noise from new development as described within paragraphs 183-188 of the National Planning Policy Framework 2021, and chapter 6.36 of the Tamworth Borough Council Local Plan 2006-2031.

4. A) Prior to the commencement of the development hereby permitted, apart from time sensitive minor works which will be agreed with the Tamworth Borough Council Conservation Officer, an Archaeological Project Design shall be submitted for the written approval of the Local Planning Authority. The Archaeological Project Design shall provide details of the programme of historic building recording works and watching brief to be carried out within the site, including post-fieldwork reporting and appropriate publication.

B) The historic building recording site work shall thereafter be implemented in full in accordance with the Archaeological Project Design approved under condition (A).

C) The development shall not be occupied until the site investigation and post-fieldwork assessment has been completed in accordance with the Archaeological Project Design approved under condition (A) and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: In the interests of securing an adequate historic building record of the site and in compliance with Policy EN6 Protecting the Historic Environment of the Tamworth Local Plan 2006-2031.

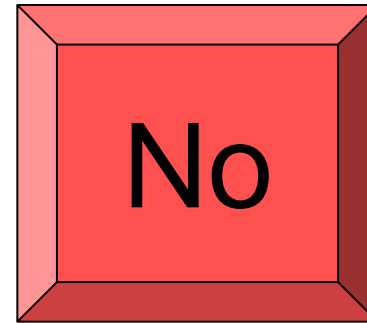
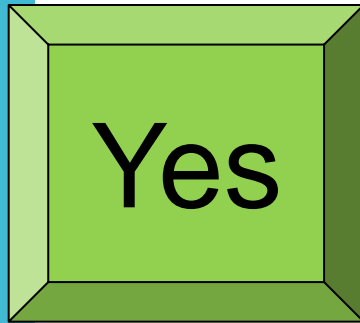
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Recommendation: Approval with conditions

Are there any speakers?

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Guidance

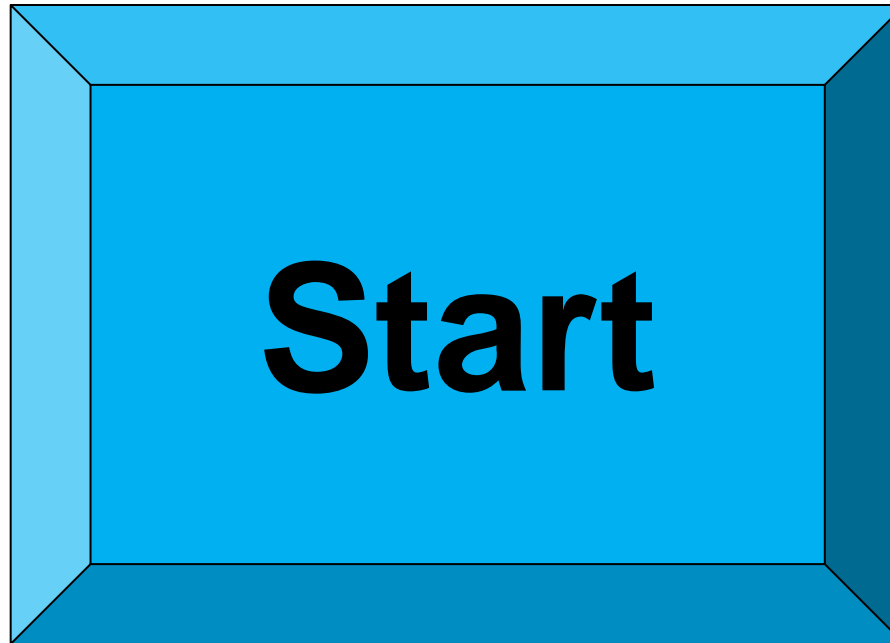
You have 3 minutes to address the Committee

The time will begin when you start to speak

When the last slide goes red, please stop speaking

You will see warnings at 1 minute, 30 seconds and 10 seconds

Are you ready?



3

Minutes Remaining

1

Minute Remaining

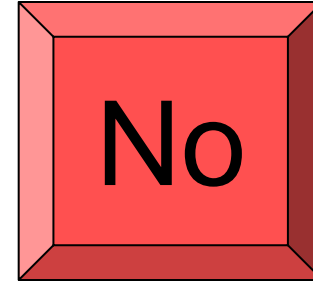
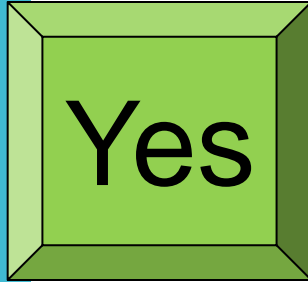
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Seconds Remaining

Finish

Are there
any other
speakers?

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**Thank you for your
attendance**

**Next meeting:
3 December 2024**

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