

MC/17/0971

Date Received: 13 March, 2017

Location: Machine Shop 8 Chatham Docks

Proposal: Listed Building consent for construction of a structure and weathertight enclosure to facilitate the change of use of machine shop no 8 to Class D2 leisure and with associated parking

Applicant: WD Outlet Management Ltd

Agent: Mr H Black Covell Matthews Ltd 6 Manor Place Edinburgh EH3 7DD

Ward River

Case Officer Majid Harouni

Contact Number 01634 331700

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 30 August 2017.

Recommendation - Approval with 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 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

PL-01 Rev A, PL-02 Rev C, PL-05 Rev C, PL-06 Rev C, PL-10 Rev C PL-11 Received on 16/03/17, 28/06/17 and 24/07/17

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No development shall take place until details and a sample panel no less than 1.0m² showing Cladding type 1, type 2, type 3 & pvc roofing membrane to see colours and texture of proposed external covering, gable cladding details, sample panel of brick works has been provided on site and viewed and approved in writing by the Local Planning Authority. This is to include bricks and pointing for perimeter wall enclosure. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory taking into account the historic nature of the existing structure and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

5 Prior to the commencement of any internal fit-out, details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority:

- Any new internal screens, floors, stairs, lights, enclosures, equipment or facilities where these would be fixed to the ground, the historic frame or the new metal frame.
- No new plumbing, pipes, soil stacks, flues, vents, ductwork, grilles, security alarms, lighting, banners, CC TV cameras, visual or audio equipment or other appurtenances shall be fixed on the external faces of the building with our prior consent in writing of the Local Planning Authority.
- No fixings shall be made to the historic metal frame without prior written consent of the Local Planning Authority.

The development shall be undertaken in accordance with the approved details.

Reason: To preserve and protect the integrity and stability of the listed building and in compliance with Policies BNE17, BNE18 of the Local Plan.

6 Prior to the commencement of any works, details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority:

- a specification and schedule of repairs to the historic metal frame and a timescale for their execution;
- a 1:5 section drawing showing the proposed concrete slab and its relationship to the base of the existing historic frame, which shall not be moved in any way to accommodate the new slab.

The development shall be undertaken in strict accordance with the approved details.

Reason: To preserve and protect the integrity and stability of the listed building and in compliance with Policies BNE17, BNE18 of the Local Plan.

7 Within six months from the date of the commencement of the first leisure use, a scheme detailing the maintenance and future replacement of the PVC external membrane cover material and maintenance of the Machine Shop 8 building (including both the existing and proposed structures) shall be submitted to and approved in writing by the Local Planning Authority. The replacement and maintenance shall be undertaken in accordance with this

approved scheme.

Reason: In the interests of visual amenities of the area, the importance of the Listed Building and in compliance with Policies BNE2, BNE17 and BNE18 of the Local Plan 2003.

8 Prior to the commencement of work on the construction of the new external frame, details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority:

- samples of the internal and external cladding material and of any decorative designs on it;
- details at a suggested scale of 1:10 of all external doors and windows.

The development shall be undertaken in accordance with the approved details.

Reason: To preserve and protect the integrity and stability of the listed building and in compliance with Policies BNE17, BNE18 of the Local Plan.

9 Prior to the commencement of work to provide any external lighting and signage on the building or on site, full details of all external lighting and signage shall be submitted to and be approved in writing by the Local Planning Authority. They shall be carried out in full in accordance with such approved details and no other external lighting or signage shall be installed or displayed without the prior consent of the Local Planning Authority..

Reason: To preserve and protect the integrity and stability of the listed building and in compliance with Policies BNE17, BNE18 of the Local Plan.

For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.

Proposal

This is a Listed Building consent application for the following:

- To repair and stabilise the existing machine shop frame/structure.
- Construction of an entirely new lattice frame pitched roof structure measuring 40.6m wide by 64.4m long and ridge height of 20.3m together with flank brick wall of 2.5m high solid perimeter at ground level to enclose the existing.
- Use of PVC fabric sheet to create tension membrane to cover the whole structure to provide weather tight enclosure of the Machine Shop.
- To partition the building into two separate areas to provide opportunity for use by different D2 uses.
- Provision for 56 car parking including 6 spaces for disabled people, 3 motorcycle and 6 bicycles parking spaces.

Relevant Planning History

MC/17/0930 Construction of a structure to provide weathertight enclosure and change of use of machine shop no 8 to Class D2 leisure with associated parking
Also on this agenda

Representations

The application has been advertised on site and in the press and by individual neighbour notification to the owners and occupiers of neighbouring properties.

58 letters of representation have been received objecting to the application on the following grounds:

- The use of the building is commendable, however covering it with cream Plastic and adding neon-light is not in keeping with the tradition of the building.
- The proposed use will be in conflict with the residential use and amenities of the local residents.
- Will increase traffic, impact on the nearby roundabout, generate more car parking demand and reduce air quality.
- Increase noise pollution from loud music
- The proposed PVC roofing material will not be sympathetic and detract from this grade II*listed building and the setting of the surrounding grade II listed buildings like Ship & Trades PH, Co-op food-store, Dockside Out let Centre.
- Poor design and add 3.3m to the height and 6.6m to the width of the building. This increase in volume will be out of scale and harmful to the character and appearance of the building.
- Will impact on the outlook and amenities of the local residents.
- Will impact on the TV and telephone signal.
- There are already two gyms and trampoline centre in the area.
- Use of the building as an open market will be more appropriate.
- The building should be retained as it is in order to show its historic architecture.

Residents of St. Mary's Island Residents' Association have objected to the proposal on ground of car parking problems in the area and future customers would be parking on the Island to the detriment of the amenities of the residents of the Island.

The Victorian Society has no objection to the principle of use of the building for D2 purposes. However they have objected to the proposal and stated that sufficient information and evidence has not been provided including a structural engineering report to justify the proposed development. They do acknowledge that the building is in need of protection and consider the proposed cladding as a temporary measure rather than a long term solution.

Historic England advise that the Machine Shop's current appearance as an unoccupied, skeletal cast-iron frame does not give a good indication of its former uses. It was never intended to look as it does now and its frame was not expected to withstand the elements as it has had to do for the past decades. That exposure has

taken its toll on the metal frame, and in particular to its many joints, where significant corrosion has occurred that will continue to accelerate the longer it remains uncovered. The Machine Shop has for many years been on the national Heritage at Risk Register because of this major risk to its survival.

The current application proposes to repair the existing frame and surround it with a new covered frame to protect it. The new frame would be clad inside and out with a fabric membrane, similar to that used on the adjacent shopping building to the south. The historic frame would remain completely exposed inside the new outer structure. The new internal volume would be used for leisure (D2) uses, which might include a variety of different indoor sports and recreational activities. We are content with these sorts of uses because they would largely preserve the open interior volume of the structure and allow it to remain completely on view inside the building. They are also unlikely to require significant new elements fixed to the historic frame.

There are nonetheless a number of important matters of detail that have currently not been provided but which will need to be provided and agreed through planning conditions before any work commences on site.

Some other details, including external finishes and colour-schemes, lighting and signage, are likely to depend on the type of operator/s involved and are thus most sensibly left to conditions on any consent. Such conditions should also seek details of the repairs required to the existing metal frame and of any fixed equipment and enclosures to be installed in the building. **Historic England supports** the application on heritage grounds subject to conditions

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003 (the Local Plan). The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework 2012 and are considered to conform.

Planning Appraisal

Background

Issues relating to the principle of the cladding structure are assessed in the planning application also reported on this agenda under ref MC/17/0930.

This Listed Building application will only consider matters relating to the impact on the listed building itself and its setting.

Construction of new lattice structure surrounding wall and cladding cover and impact on the heritage assets

It is specifically set out in s.16 and s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that the Council must have special regard to the desirability of preserving the listed structures, their settings or any features of special architectural or historic interest which they possess. The main issues for consideration

here is the impact of the proposal on the fabric, character, appearance and setting of the listed building.

The NPPF in paragraphs 132 and 133 states that when considering the impact of a proposed development on the significance of a designated heritage asset, 'great weight should be given to the asset's conservation'. Clear justification needs to be given if an asset is to be degraded as once lost the harm cannot be undone.

Construction of a new cover for the existing structure would add to the height and bulk of the building and alter its external appearance. These changes would need to be considered in terms of ensuring a design that safeguards this listed building, its long term retention and setting and the character of the area generally, including the setting of adjacent Listed Buildings.

Historic England have considered the proposal and expressed concern about the current status of the building and strongly support the proposed cladding arrangement and the change of use as a mechanism to ensure long term retention and protection of this listed building. Likewise they also consider the proposed D2 use would be an appropriate use for the building subject to a number of conditions that will further reinforce the retention and long term preservation of the building and protect the group value and setting of the listed buildings in this location.

All the necessary heating and ventilation would be internal and with the exception of grill like vent feature over the entrance areas, no other external feature has been proposed. Therefore there would not be any other external feature visible from outside the building.

The proposed use and new cover works would ensure that this Grade II* Listed Building, which is on Historic England's 'Heritage at risk' register (2011), will be given a new lease of life and be brought back into a new use that helps with the restoration and long term retention of the building.

The PVC external tension membrane cover material proposed would have a degree of transparency to allow the interior to be naturally lit. This type of material has already been used in the nearby Boiler shop (shopping Centre) garden centre part and as a canopy around the eaves of the Odeon cinema building.

It is therefore considered that the proposed restoration works to the existing structure, new lattice structure over, surrounding wall and cladding together with internal subdivision works would improve the internal and external conditions of the listed building without undue harm to the setting of the other nearby listed building and comply with policies BNE17 and BNE18 of the Local Plan. Furthermore, the proposal would provide opportunity for the long term commercial use of the building, complement existing community healthy living provision and generating employment.

Overall, it is considered the proposed conversion of the building to a D2 use together with the cladding cover would help to protect and preserve this important listed building and give the building a new lease of life. The proposal therefore complies with policies BNE1, BNE17 and BNE18 of the Local Plan.

Conclusions and Reasons for Approval

It is considered the proposed conversion of the building to use as a D2 use together with the cladding cover would improve the overall character and appearance of the building and setting of the other nearby listed buildings, which in turn would lead to an improvement to the character and appearance of the locality and the street scene. The proposal therefore complies with policies S8, BNE1, BNE17 and BNE18 of the Local Plan and section 12 of the NPPF.

The application would normally fall under Officer delegated powers for determination, but is being reported to Committee due to the number of representations received expressing a view contrary to the recommendation.

Background Papers

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here <http://publicaccess.medway.gov.uk/online-applications/>