

06/2002/036LB

D ALCOCK

CONVERSION OF CHAPEL TO PUBLIC HOUSE, FUNCTION ROOM, SHOP AND 2 NO. FLATS, ST LUKES CHAPEL, COTFORD ST LUKE.

16770/27350

LISTED BUILDING CONSENT-WORKS

PROPOSAL

See previous item. This application was considered at the last meeting when it was resolved that subject to further consultation responses and satisfactory amended plans, I be authorised to determine the application in consultation with the chairman. Since the previous Committee, a consultation response from the Victorian Society has been received to the Listed Building Application, hence the referral back to Committee.

CONSULTATIONS AND REPRESENTATIONS

See previous item. THE VICTORIAN SOCIETY whilst we are prepared to accept some subdivision as a result of a conversion the current design would appear to completely subdivide the nave - we presume the flats will have suspended ceilings so none of the nave roof will be visible. The former Chancel and crossing is then converted a bar/restaurant. The planning of this area does not appear very logical - the bar is separate from the cellar and the male and female lavatories are separated by the kitchen. We note that the application form talks about possible church use on Sunday's. It is difficult to see how such use could be achieved in the current plans. Given the mix of uses proposed we feel that the applicant needs to provide a justification statement for this proposal which should include some form of business case setting out how this scheme will work. The Society does not feel there is sufficient information in this application to assess the impact of the proposals. We are also not convinced that the mix of uses proposed will be practical, or beneficial to the building. The Society is thus opposed to this application and would urge your Council to refuse consent.

POLICY CONTEXT

See previous item.

ASSESSMENT

See previous item.

RECOMMENDATION

Subject to the receipt of satisfactory amended plans and further details/justification, the observations of English Heritage, the further observations of the Conservation Officer and any additional conditions requested, the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and consent be GRANTED subject to conditions of materials, schedule of works, detailed schedule of repairs to the existing fabric (external and internal), maximum retention/relocation of existing fixtures, fittings and finishes within the conversion, all new internal doors, linings, architraves and skirtings to match existing; new partitions to be scribed around existing cornices, skirtings and other features; specific details of the materials and finishes to be used for new internal spaces, details of all new services or works such as damp proofing, heating, lighting, plumbing and ventilation, no works to commence until the relevant conditions attached to this consent have been discharged and a contract let for the approved conversion, all repairs to be progressed on the basis of minimal intervention, and specific details of new windows, staircases, screens to first floors, balustrades, introduction of first floor and insulation of roof. Note re planning permission.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356461 MR J HAMER

NOTES: