

**CHANGE OF USE FROM A1 RETAIL TO A3/A5 RESTAURANT/TAKE AWAY
AND INTERNAL ALTERATIONS AT 17 FORE STREET, WELLINGTON**

Grid Reference: 313861.120572

Listed Building Consent: Works

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

It is considered that the proposal is in line with PPS5 and Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review in respect of proposals relating to listed buildings. Therefore, it is considered that the listed building, its setting and any features of historic or architectural interest will be preserved, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

RECOMMENDED CONDITION(S) (if applicable)

1. The works for which consent is hereby granted shall be begun not later than the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by S51(4) Planning and Compulsory Purchase Act 2004).

2. Prior to commissioning, specific details of the following shall be submitted to and approved in writing by the Local Planning Authority, with such approved details being strictly adhered to in the implementation of the approved works, unless any variation thereto is first agreed in writing by the Local Planning Authority: Ventilation runs and terminals for WC's, suspended ceilings, lighting regime.

Reason: To ensure the use of materials and details appropriate to the character of the Listed Building, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review and guidance contained in Planning Policy Guidance note 15.

Notes for compliance

1. This consent does not approve any extraction details for the kitchen and preparation areas, which will need the further approval of the Local Planning

Authority. No guarantee can be given as to the outcome of such an application.

2. The redecoration of the shop front and new signs are likely to require Listed Building Consent in addition to advertisement consent.

PROPOSAL

This application seeks listed building consent for the works associated with the change of use of the ground floor of 17 Fore Street to a restaurant/takeaway. No changes (except removal of the existing shop sign) are proposed to the shop front. Two new openings are proposed to be installed in the side (southwest) elevation to provide a secondary entrance/exit at the rear of the property and a new, externally accessed, refuse store. Various internal alterations are required to provide the kitchen/WC facilities for staff and customers.

SITE DESCRIPTION AND HISTORY

The site, in the centre of Wellington, is currently a large empty retail premises, being the former Woolworths store. Since the closure of Woolworths around 2 years ago, the shop is understood to have traded for a short time as 'Richleys Stewarts' but has otherwise remained empty.

The main 3 storey building at the front is grade II listed, from where further ancillary buildings stretch back through the burgage plot to the rear of the site. Most of the ancillary building is a two-storey brick building, which adjoins the principle building, with a further two-storey stone building beyond that. Access to the rear of the plot is available via a passage extending from the frontage, under part of the main building, and in addition to providing access to the rear of the plot, also gives access to a further retail premises and the Wellington Silver Band practice rooms beyond the site.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

WELLINGTON TOWN COUNCIL – Recommend that the application be refused as insufficient information was available on which to make a decision. (At the meeting the Town Council expressed concerns that the end user was not known and that the proposal would result in the loss of a large retail unit in the town centre).

SCC - TRANSPORT DEVELOPMENT GROUP – No observations to make on this application.

HERITAGE – No objection to principle. Details for ventilation runs and terminals for WC's should be sought by condition. A note stating that the redecoration of the shop front and advertisements are likely to require Listed Building Consent should be included.

Representations

6 letters have been submitted in respect of this and the associated planning application. These have been detailed in the report for the planning application (43/11/0075), but none have raised any comments relevant to this application for listed building consent.

PLANNING POLICIES

PPS 5 - PPS5 Planning for the Historic Environment,

DETERMINING ISSUES AND CONSIDERATIONS

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the statutory duty within which the Local Planning Authority must consider applications for listed building consent. It requires that in deciding whether to grant consent, the LPA must ensure that the listed building, its setting and any features of historic or architectural interest which it possesses are preserved. Additional guidance is available in Planning Policy Statement 5.

The proposals do not propose any physical changes to the shop front and main front elevation, with the exception of the removal of the existing signage. Internally, more changes are proposed, with the rear of the shop being reconfigured to provide toilets and kitchen facilities. However, this is not considered to result in the loss of any significant historic fabric, with the changes only affecting more modern divisions. It is possible that the installation of toilet facilities will require extraction equipment and the installation of drainage runs. The Conservation Officer is happy that the final details of these aspects be sought by condition.

With regard to the above, it is considered that the proposals would not harm the historic fabric of the listed building or any features of architectural importance. It is, therefore, recommended that Listed Building Consent be approved.

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

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