

REPORT SUMMARY

REFERENCE NO - 20/00114/LDLB			
APPLICATION PROPOSAL Lawful Development Certificate (Proposed Works to a Listed Building) - Repairs or replacement of timber sash windows (see schedule of works)			
ADDRESS Town Hall Mount Pleasant Road Royal Tunbridge Wells Kent TN1 1RS			
RECOMMENDATION – GRANT a Lawful Development Certificate (Proposed Works to a Listed Building) see Section 11.0 for full recommendation			
SUMMARY OF REASONS FOR RECOMMENDATION - The proposed works are considered to be repairs and maintenance and do not require a Listed Building Consent application.			
INFORMATION ABOUT FINANCIAL BENEFITS OF PROPOSAL The following are considered to be material to the application: Contributions (to be secured through Section 106 legal agreement/unilateral undertaking): N/A Net increase in numbers of jobs: N/A Estimated average annual workplace salary spend in Borough through net increase in numbers of jobs: N/A The following are not considered to be material to the application: Estimated annual council tax benefit for Borough: N/A Estimated annual council tax benefit total: N/A Annual New Homes Bonus (for first year): N/A Estimated annual business rates benefits for Borough: N/A			
REASON FOR REFERRAL TO COMMITTEE The property is owned by Tunbridge Wells Borough Council			
WARD Park	PARISH/TOWN COUNCIL N/A	APPLICANT Tunbridge Wells Borough Council AGENT N/A	
DECISION DUE DATE 17/03/20	PUBLICITY EXPIRY DATE 14/02/20	OFFICER SITE VISIT DATE 07/02/2020	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
Application number	Proposal	Decision	Date
12/02781/LBC	Listed Building Consent - Installation of a stand-by generator on new concrete plinth in courtyard of Town Hall; fuel supply line from adjacent road; Installation of cabling and switchgear to connect generator to existing electrical	Permitted	04/12/12

	distribution circuits.		
11/01964/LBC	Listed Building Consent: Alterations to widen existing door opening	Called in by Secretary of State - Permitted	16/09/11
06/02275/LBC	Listed Building Consent - Removal of toilet fittings and partitions from Room 5	Permitted	07/09/06
04/01639/LBC	Listed Building Consent - Alterations to existing disabled toilet on ground floor	Permitted	18/08/04
04/01569/LBC	Listed Building Consent - Conversion of storage room to training room	Permitted	30/07/04
03/03119/LBC	Listed Building Consent - Alterations to gents WC on first floor. Alterations to mayors store to provide disabled WC	Permitted	19/03/04
03/00323/LBC	Listed Building Consent - Proposed electric warm air heaters in main entrance and planning/housing entrance	Permitted	16/04/03
99/01470/ADV	Advertisement - Non illuminated banner-type sign to be located on footpath in civic way	Permitted	22/09/99
97/01730/LBC	Listed Building Consent - Alteration to housing advice reception area	Called in by Secretary of State - Permitted	03/02/98
97/00658/LBC	Listed Building Consent - Installation of a platform stairlift for wheelchair access to Council Chamber	Permitted	08/08/97
96/00266/LBC	Listed Building Consent - to extend existing glasshouse at first floor level to form additional offices	Permitted	24/07/96
96/00265/TWBRG3	Regulation 3 (TWBC) - First floor extension to glasshouse to provide offices	Permitted	19/06/96
81/00668/FUL	Extension on roof of Town Hall to provide additional offices	Permitted	07/08/81

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 This application is with regard to the Town Hall which provides Local Government Offices for Tunbridge Wells Borough Council. It has frontages along Crescent Road and Mount Pleasant Road. It is Grade II Listed.

2.0 PROPOSAL

- 2.01 This application is for a Lawful Development Certificate for proposed works to a Listed Building.

2.02 The proposal would be for repairs and replacement of eleven timber sash windows to all elevations.

2.03 All repairs and, replacement windows would use materials to match the existing windows.

3.0 SUMMARY INFORMATION

N/A

4.0 RELEVANT PLANNING CONSTRAINTS

The Town Hall is a Listed Building Grade: II (*statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990*)

Tunbridge Wells Conservation Area (*-statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990*)

5.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF): 2019
National Planning Practice Guidance (NPPG)
Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings) (Certificated of Lawfulness Proposed Works) Regulations 2014

6.0 LOCAL REPRESENTATIONS

6.01 An application for a Lawful Development Certificate for Proposed Works to a Listed Building does not require public notification. As such, notices were not posted for the application.

7.0 CONSULTATIONS

7.01 Principal Conservation Officer

The Principal Conservation Officer was consulted on this application and, made the following comments:

- The proposed works are considered to be repairs and maintenance and, do not require an application for Listed building Consent.
- Support the approval of this application for the proposed alterations identified.
- Any deviation from the works identified would need to be checked with the Local Planning Authority prior to the start of work.

8.0 APPLICANT'S SUPPORTING COMMENTS

- The proposed works are designed to have as little impact as possible on the historic fabric of the building and the surrounding areas.
- Like for like replacements are to be used throughout the works, other than where elements have a small amount of wet rot and can be salvaged by using wood hardeners. These will not be used on more than 25% of any individual element, and where wet rot has advanced beyond this stage the affected area will either be cut out and a new piece spliced in, or the element will be replaced.

9.0 BACKGROUND PAPERS AND PLANS

Application Form
A3K1M PL01 – Location Plan
001 – Town Hall Sash Windows – Outer frame section and details
002 – Town Hall Sash Windows – Outer Frame Section with Sills
003 – Town Hall Sash Windows – Lower Sash Detail
004 – Town Hall sash Windows – Upper Sash Detail
Photographs of existing Windows
Design & Access Statement & Heritage Statement

10.0 APPRAISAL

Principle of Development

10.01 The key consideration for this type of application is whether the works proposed would require Listed Building Consent. This is assessed by considering the potential impact on the historic fabric, character and appearance of the Grade II Listed Building.

Impact on Listed Building

10.02 The proposed repairs and, potential replacements have been considered acceptable by the Principal Conservation Officer as having no significant impact on the Listed Building.

10.03 The works would use materials which would match the existing timber framed sash windows.

10.04 Where replacement of the windows would be deemed necessary, the windows would be sash and, would match the existing visually.

Conclusion

10.05 The works proposed would be minor and, would not alter the appearance and, design of the windows. It would therefore not require planning permission.

11.0 RECOMMENDATION – GRANT LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED WORKS TO A LISTED BUILDING

- (1) Sufficient evidence has been received to demonstrate that that there would be no material alteration to the Listed Building and therefore Listed Building Consent is not required for the works.

INFORMATIVES

- (1) Plans and documents taken into consideration in reaching the decision are:

A3K1M PL01 – Location Plan
001 – Town Hall Sash Windows – Outer frame section and details
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003 – Town Hall Sash Windows – Lower Sash Detail
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Case Officer: Lisa Williams

Planning Committee Report
15 April 2020

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.
The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.