

TWC/2014/0844

Central Cafe, 32A High Street, Ironbridge, Telford, TF8 7AD

Creation of external raised seating area with associated balustrade and glazing

APPLICANT

SKG Investments Limited, Andreas Georgiou

RECEIVED

26/09/2014

PARISH

The Gorge

WARD

Ironbridge Gorge

OFFICER Libby Harper

CLLR PAUL WATLING HAS REQUESTED THAT THIS APPLICATION BE DETERMINED BY PLANNING COMMITTEE

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Design related to difference for previous consent

THE PROPOSAL:

This is a full application with associated listed building consent sought (TWC/2014/0845) seeking the creation of an external raised seating area with associated balustrade and glazing sitting at the rear of Central Cafe which operates as a fish & chip shop restaurant and takeaway. The application is part retrospective in nature with the steel framework forming the base for the raised area in place sitting above the existing extension and service yard further to grant of TWC/2010/0698 (full) & TWC/2010/0699 (listed building) for the installation of new shop front and creation of elevated external seating area with balcony above existing rear flat roof extension and replacement external staircase.

The framework is rectangular in form as per the approved plans but presents a conflict with the footpath sitting at the rear of the site through to No. 8 Severnside. Through this application, the form of the framework with a lesser plan area to suit the rear site boundary position is proposed, with the shape of the frame to be amended on site. The scheme has been amended from that originally submitted, with the 1.8m close board timber fence amended to a parallel height wall (English garden wall bond), with further clarification provided as to the proposed materials.

SITE AND SURROUNDINGS:

Central Café is a Grade II listed late 18th early 19th Century red brick building, rendered and painted cream. The building is located on a slope leading to the River Severn, with basement at the rear. The shop front projects at ground floor fronting High Street. There is an existing flat-roofed brick extension at the rear with a concrete service yard part enclosed by a 1.8 metre close board timber fence.

The Café is located on the southern side of the High Street, Ironbridge. To the immediate west lies a path running from the High St, which then splits at the rear of the site, one arm progressing down to the towpath running both east and west along the River Severn beyond, the second turning east running through an area of open space to No. 8 Severnside fronting the river. The application premises are located

close to the centre of Ironbridge sitting at the western end of a block of two and three storey premises which all have retail (Use Class A1) or restaurant / wine bar uses (Use Class A3). It would appear that the upper floors of the surrounding buildings are used in association with the ground floor activity or used as dwelling space (Use Class C3), with further restaurants/shops beyond. The application site sits within the Ironbridge Gorge World Heritage Site and Severn Gorge Conservation Area. The site is located in an area of known land instability.

PLANNING HISTORY:

ENF/2014/0467 - Alleged unauthorised erection of a rear balcony

TWC/2010/0699 (Full) and TWC/2010/698 (LB) - Installation of new shop front and creation of elevated external seating area with balcony above existing rear flat roof extension and replacement external staircase. Full Granted and Listed Building Granted 27/04/2011

TWC/2012/0112 (Full) and TWC/2012/0113 (LB) - Change of use for first and second floors from residential unit into bed and breakfast accommodation (Full Planning Application). Withdrawn 20/03/2012

TWC/2010/0197 - Proposed replacement concrete floor and upstand kicker. Listed Building Granted 23/11/2011

W2010/0034 - Demolition of existing single storey rear outbuildings and creation of external seating area to rear including replacement external staircase, 1m high railings, gate and picket fence. Full Refused 08/07/2010

W2010/0035 - Demolition of existing single storey rear outbuildings and creation of external seating area to rear including replacement external staircase, 1m high railings, gate and picket fence. Listed Building Granted 05/07/2010

W2008/0583 - Alterations to Existing Cellar (Retrospective). Listed Building Granted 09/07/2008

W2008/0925 - Relocation of Existing Steel Column within Shop Unit (Retrospective). Listed 17/09/2008

W2008/0929 - Removal of Internal Wall Positioned Below Existing Chimney Breast. Listed Building Granted 17/09/2008

W2007/1183 - Alterations to Shop Front. Listed Building Granted 15/10/2007

W2007/1142 - Alterations to Shop Front. Full Granted 15/10/2007

W2007/0129 Listed Building Consent for Installation of Ventilation System and Retrospective Application for the Retention of two Ventilation Grilles on the Western Elevation. Listed Building Granted 26/03/2007

W2000/0096 (Full) and W2000/0097 (LB) - Change of Use of First Floor to B&B and the Lower Ground Floor to Form One Retail Unit. Full Granted and Listed Building Granted 05/05/2000

W99/0045 and W99/0046 Change of Use of First Floor Living Room to Extension of Ground Floor Restaurant, Opening Up of New Side Access Door and Change of Use of Existing Garden to Restaurant Eating Out Area. Withdrawn 17/08/1999.

PLANNING POLICY CONTEXT:

National Planning Guidance:
National Planning Policy Framework

Core Strategy:

CS14 Cultural Historic and Built Environment
CS15 Urban Design

Wrekin Local Plan:

EH14 Land Stability
UD2 Design Criteria
HE3 New Development in Conservation Areas
SG1 World Heritage Sites

CONSULTATION RESPONSES:

Parish Council: Comment

The Gorge Parish Council has no objection to the development providing it complies with the now expired consent previously agreed.

Councillor Paul Watling: Green Carded Application, objecting to the scheme for the following reasons:

- Huge environmental and social impact on lives of Community Members, wish voices to be heard
- Loss of privacy – customers will be eating overlooking the residences in Severnside, looking straight into the bedrooms of properties
- Increased noise and other pollution issues for residents including litter and food residue on land surrounding the development that will increase the possibility of rat infestation
- Blight the view to and from the Ironbridge - a World Heritage site, and will be detrimental to the local economy.

Shropshire Council Policy & Environment Sustainability Group: No comment

Shropshire Fire Service: No comment

Neighbour representations:

Five representations have been submitted objecting to the scheme, with the following summarised issues having been raised:

- Inappropriate design – form and materials not in keeping with the area, in view of the Ironbridge, not suitable for listed building, too large should be reduced and be bound by a brick wall

- Loss of privacy – including for proposed dwelling on neighbouring land, use of screening installed suggested, prevent evening usage beyond 8pm
- Noise issues - especially along Severnside used by visitors to the area to view the river and bridge, and opposite side of the river due to acoustics and lack of physical barriers, alternative material suggested to an absorbing material, and prevent use in the evening after 8pm
- Rubbish creation - especially along Severnside used by visitors to are area to view the river and bridge, slip and trip hazards, problem with rats from river already, rubbish from smokers if smoking allowed
- Smells from food
- Detract from views
- Lack of need – premises large enough already and no shortage of outside eating areas in Ironbridge
- Land stability
- Request for response to visit of Enforcement Officer to site.

PLANNING CONSIDERATIONS:

The principle of development to create an external raised seating area with associated balustrade and glazing on this site has been established through grant of TWC/2010/0699 (Full) and 0698 (LB), which also secured permission for a replacement shop front. This was submitted whilst the unit was vacant; the premises have subsequently reopened thus adding to the vitality and vibrancy of the town, and as part of this, has entailed the permissions being implemented through installation of the shop front and the rear seating area partly installed to date.

In the determination of the previous application a number of issues raised through representations made to the current application were considered; this included the stability context of the proposal with stability issues having been resolved such that the seating area was designed in a manner that would neither affect the new development nor the surrounding area and accords with national and local policy; concerns over hours of usage were previously addressed and controlled through condition with the 20:00 referenced by neighbours applying; in terms of noise, a condition was applied that there shall be no use of any electrical amplifying equipment, which would produce noise outside the premises and no external illumination. A condition was also imposed to control the sale or consumption of alcohol. In terms of litter, this was again addressed in the previous application with confirmation that all customers eating at tables will be waiter / waitress served and as a result the tables will be cleared of plates and cutlery once the meal has been consumed, it is envisaged that only takeaway customers will be served with traditional paper wrappers therefore windblown rubbish from the external seating area is unlikely.

Design wise, the replacement of the existing staircase which is in a poor state of repair and creation of new seating area above the brick outbuilding at the rear of the building was considered acceptable and would enhance the character and appearance of the Ironbridge Gorge World Heritage Site and Severn Gorge Conservation Area and the essential character and form of the Grade II listed building. It was acknowledged that the development will be visible at the rear, including from the opposite riverbank; however it was considered that it will constitute an improvement to the general appearance of the area in this prominent

location. Controls that were previously applied would again be taken forward were Members minded to approve the current applications. It should be also noted that this included a landscaping condition to minimize the impact on the amenity area of No. 8 Severnside, which will continue to be imposed.

The present applications (Full and Listed Building) stem from an enforcement complaint relating to an alleged unauthorised erection of a rear balcony. Further to investigation, Officers have identified that the proportions of the seating area are oversized at the stage of implementation undertaken with an overhang over the footpath beyond the rear of the site existing. In the determination of this application therefore, whilst the neighbour and Councillor representations raised are acknowledged, the principle of the development has been accepted through the previously approved Full and Listed Building Consent, and this relates to the amended form of the seating area proposed with a reduced area entailed. Plans submitted show the steel frame in situ being altered on site to ensure it is not projecting over the boundary and an overhang avoided.

Officers have sought to provide an enhancement and further clarity in terms of what was previously approved the boundary treatment and materials proposed. As an alternative to the close board fencing at the lower level to demark the servicing area of the building, the applicant has suggested the provision of an English garden style wall and timber ledged and braced gates, with materials to match the existing. The steel frame is to be painted satin black, and the specification for the balustrade system identified. This provision is welcomed by the Local Planning Authority and controls over the matching context can be controlled through condition. Additional detail has also been provided in respect of the balustrade, the form proposed is considered to be suitable further to the approach approved as part of the preceding applications. The principle of the design was agreed during the previous applications, consideration here relating to the amended shape of the frame to avoid conflict with the footpath at the rear and an enhanced and further detailed materials specification. On this basis, the proposed amendment is considered to be modest in form thus addressing the overhang issue, the revisions and clarification as to the design of the scheme are considered to accord with the requirements of local policies UD2, HE3, CS14 and CS15.

In conclusion, the principle of development for this proposal was established through grant of the original consent (Full and Listed Building). Here the distinction is the fairly modest amendment to the form of development with evidence of an oversized framework on site leading to a conflict with the footpath beyond. Plans submitted with this application confirm that the frame is proposed to be amended on site and drawn back away from the footpath. The frame is proposed to be painted black, the boundary treatment is to be amended at the lower level providing an enhanced position, with additional detail around the decking and balustrade system, collectively provide an appropriate finish. The proposal will not have a detrimental impact on adjoining residential amenities subject to appropriate conditions. The applications therefore accord with local and national planning policies.

RECOMMENDATION: to GRANT PLANNING PERMISSION subject to the following conditions:

FULL

A04	Time limit
B121	Soft Landscaping
C002	Materials as submitted
C38	Development in accordance with deposited plans
D11	Hours of use for external seating area
D14	No amplified electrical equipment
DCustom	No external illumination
DCustom	No sale or consumption of alcohol

Informatives

I40	Conditions
I41	Reasons for Grant of Permission
RANPPF1	Approval - NPPF