

TWC/2014/0845

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

Creation of external raised seating area with associated balustrade and glazing  
(Listed building application)

**APPLICANT**

SKG Investments Limited, Andreas Georgiou

**RECEIVED**

26/09/2014

**PARISH**

The Gorge

**WARD**

Ironbridge Gorge

**OFFICER**

Libby Harper

**THIS APPLICATION IS TO BE READ IN CONJUNCTION WITH TWC/2014/0844**

**THE PROPOSAL:**

This is a listed building application with associated full permission sought (TWC/2014/0844) 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.

**RECOMMENDATION:** to GRANT LISTED BUILDING CONSENT subject to the following conditions:

1. A05 Time limit (Listed Building Consent)
2. C002 Materials as submitted
3. C38 Development in accordance with deposited plans

I40 Conditions  
I42 Reasons for Listed Building Consent  
RANPPF3 Listed Building Approval - NPPF