

TWC/2015/0778

Grove House Hotel, 17 Whitchurch Road, Wellington, Telford, Shropshire, TF1 3DS
Change of use from a hotel (use class C1) to a children's day care nursery (use class D1) with associated internal works and landscaping (Listed Building Application)

APPLICANT

Chace Care Ltd, Anthony Reeley

RECEIVED

25/08/2015

PARISH

Wellington

WARD

Park

OFFICER Ian Lowe

1. THE PROPOSAL

- 1.1 This application seeks Listed Building Consent for the change of use of No.17 Whitchurch Road (Grade II Listed Building) from a hotel (Use Class C1) to a children's day nursery (Use Class D1) with associated internal works, parking and landscaping.
- 1.2 No external alterations are proposed to the main building, however it is proposed to erect a 2.3m high wall to separate the parking from the landscaped pay area. This would be attached to the rear right hand corner of the building and extend up to the right hand boundary. The front parking area would be re-configured to provide 19 spaces included two for disabled users. It is also proposed to provide an area for Bike Storage. The existing vehicular entrance would be retained.
- 1.3 Internal works include the removal of previously constructed partition walls. These walls are not original to the building and are not loadbearing. The existing rooms arranged over the three floors will be used mainly for childcare of different age groups, 0-2, 2-3 and 3-5 years, with remaining rooms proposed for office, toilet and kitchen space. A basement room would be retained for storage.

THIS LISTED BUILDING APPLICATION IS TO BE READ IN CONJUNCTION WITH FULL PLANNING APPLICATION TWC/2015/0777

2. RECOMMENDATION

Based on the conclusions contained within the Full Application Report TWC/2015/0777, it is recommended that the Committee **GRANT DELEGATED AUTHORITY** to the Development Management Service Delivery Manager to **GRANT LISTED BUILDING CONSENT** subject to the following conditions:

1. A05 Time Limit LBC– Commencement within 3 years
2. B014 Samples of materials – Wall and hard surfacing
3. B015 Sample Brick Panel

4. B121 Landscaping Design
5. C013 Parking and Turning
6. C38 Development in accordance with deposited plans

Informatives:

I40 Conditions;

I42 Reasons for Grant LBC;

RANPPF2 Approval Following Amendments