

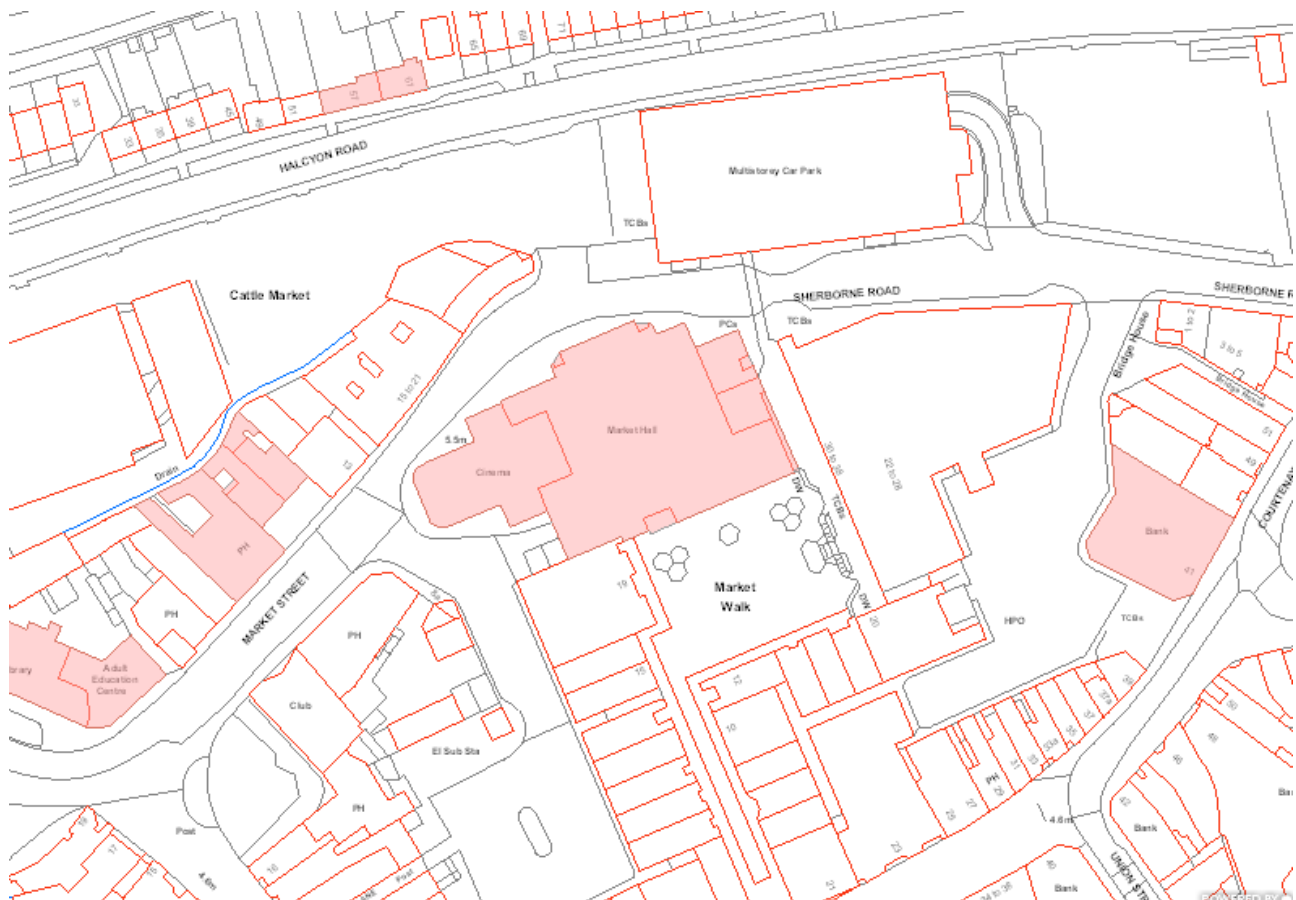
PLANNING COMMITTEE REPORT

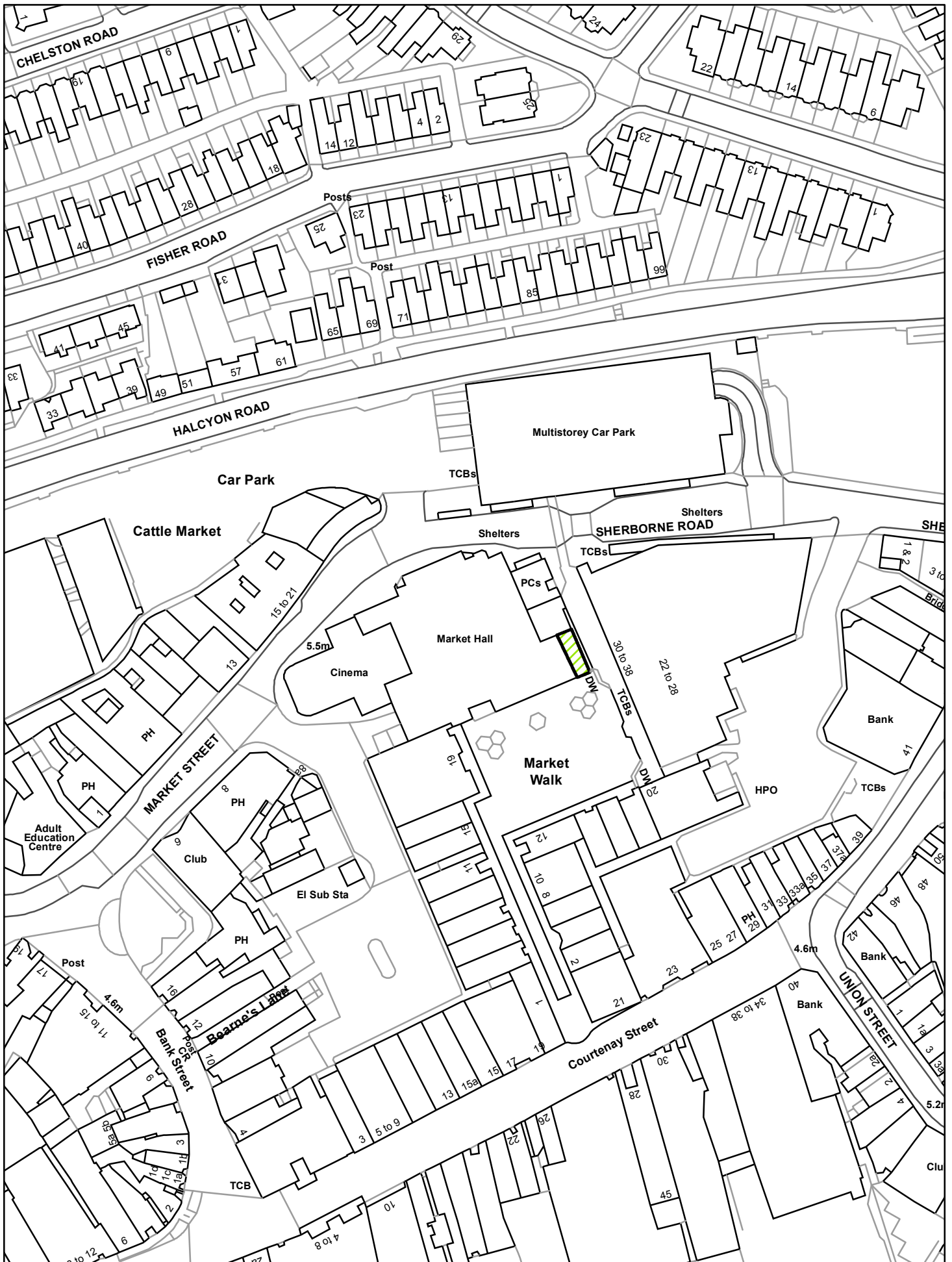
20 November 2018

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	NEWTON ABBOT - 18/01735/LBC - Butter Market, Market Street - Raise the height of the existing 1.5 metres high steel and glass railing along the south elevation by 0.5 metres to form a total height of 2 metres	
APPLICANT:	Teignbridge District Council	
CASE OFFICER	Guy Gibson	
WARD MEMBERS:	Councillor J Hook Councillor Hayes	Bushell
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01735/LBC&MN	





1. REASON FOR REPORT

The site is owned by Teignbridge District Council.

2. RECOMMENDATION

LISTED BUILDING CONSENT BE GRANTED subject to the following conditions:

1. Standard time condition
2. Works in accordance with approved plans

3. DESCRIPTION

The Site

- 3.1 The application site relates to the Butter Market building that sits in Market Street within the settlement of Newton Abbot. The building was developed by Wolborough Local Board in 1867 and is Grade II listed.
- 3.2 Market Street is in the centre of Newton Abbot town centre and within the primary shopping area, sandwiched between Halcyon Road and Courtenay Street.
- 3.3 The building is a listed property and sits surrounded by additional protected sites.
- 3.4 The Butter Market is set on split levels with pedestrian access being taken from each elevation, although the predominant footfall entrance is from Market Square on the southern entrance.
- 3.5 A major internal and external refurbishment of the Pannier Market was completed in 2007 and the internal layout of the Market consists of market stalls and small trading units, some of which are set within the building. These units are flanked on either side of the openings with granite columns. The uses are principally A1 in the Market, but there is also a mix of A2 and A3.

The Application

- 3.6 The application seeks Listed Building Consent to raise the height of the existing 1.5 metres high steel and glass railing that sits on top of the modern food hall flat roof situated along the south elevation of the Butter Market. The existing railing was installed with the objective of preventing unauthorised access onto the higher roofs in the vicinity but is not of sufficient height to achieve this objective. Therefore the proposal is to raise the railings so that they deter unauthorised access to the upper roofs. The railings will be raised by 0.5 metres to form a total of height of 2 metres and will be fabricated to match the design and materials of the existing railings, ensuring continuity of appearance.

Impact upon Listed Buildings

- 3.7 Using glazed panels and slender powder-coated steel support posts, coloured anthracite grey, the railings will be kept as light as possible to reduce visual impact on the listed building. No historic fabric is affected as the raised section will be fixed directly to the existing rail that is part of the 1970s extension to the building.

Conclusion

- 3.8 The work to be carried out is minor in nature and will not adversely affect the character of the building. Raising the railing will help to deter unauthorised access onto the higher roofs of this listed building protecting it from vandalism and creating a safer environment. The application is considered acceptable and compliant with Policy EN5 (Heritage Assets) as of the Teignbridge Local Plan 2013-2033.
- 3.9 In coming to this decision the Council must be mindful of the duty as set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings, their settings and features of special architectural or historic interest which they possess, and have given them considerable importance and weight in the planning balance.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)
EN5 (Heritage Assets)

Newton Abbot Neighbourhood Development Plan 2016-2033

Listed Buildings and Conservation Areas Act 1990

National Planning Policy Framework

5. CONSULTEES

Conservation Officer - The proposal is to raise the height of an existing barrier for safety reasons above the food hall area to the Market Hall which is Grade II listed. I consider that this is a reasonable adjustment to the barrier and I have no objections to the alterations.

6. REPRESENTATIONS

Site notices erected. No representations have been received.

7. TOWN COUNCIL'S COMMENTS

No objections.

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

Business Manager – Strategic Place