

APPLICATION NO	PA/2018/2382
APPLICANT	Mr Nolan Bennett, North Lincolnshire Council
DEVELOPMENT	Planning permission for change of use of building to higher education facility, including the installation of two external staircases
LOCATION	Civic Centre, Ashby Road, Scunthorpe, DN16 1AB
PARISH	Scunthorpe
WARD	Kingsway with Lincoln Gardens
CASE OFFICER	Leanne Pogson-Wray
SUMMARY RECOMMENDATION	Defer to Group Manager – Development Management and Building Control subject to satisfactory highways resolution
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Tony Gosling – significant public interest)

POLICIES

National Planning Policy Framework: Paragraph 11 states that at the heart of the National Planning Policy Framework there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 80 states that significant weight should be placed on the need to support economic growth and productivity and take into account local business needs and wider opportunities for development.

Paragraph 108 states that when assessing specific applications it should be ensured that: appropriate opportunities to promote sustainable transport modes can be taken up given the type of development and its location; safe and suitable access to the site can be achieved for all users; and any significant impacts from the development on the transport network, or on highway safety can be cost effectively mitigated to an acceptable degree.

Paragraph 124 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

North Lincolnshire Local Plan:

Policy DS1 (General Requirements)

Policy HE5 (Development affecting Listed Buildings)

North Lincolnshire Core Strategy:

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS6 (Historic Environment)

Policy CS13 (Lifelong Learning and Skills)

CONSULTATIONS

Highways: Concerns regarding lack of information submitted. No travel plan or transport statement submitted with the application. Unclear how many staff and students and unclear catchment area and how students are expected to travel. Site is in a sustainable location and the benefits it offers need to be maximised. Secure cycle parking along with showers and changing facilities should be provided. It is unclear whether overflow parking for The Pods and events associated with Central Park will be allowed to continue.

Environmental Health: No comments or objections.

Cadent Gas: Comments re gas pipeline.

Conservation: Some concerns regarding replacement windows and stair enclosures, however no objections subject to conditions.

Historic England: Scunthorpe Civic Centre of 1960–2 is listed at Grade II in recognition that it is a building of special architectural and historic interest. The proposal is a change of use and conversion of existing local authority offices to a higher education college. Support the change of use in principle and welcome approach being proposed. Concerns regarding windows (see LBC application PA/2018/2480).

PUBLICITY

Several site notices have been displayed around the building and a press notice posted. No comments have been received.

ASSESSMENT

The Civic Centre is a Grade II listed building constructed between 1960 and 1962. The building is L-shaped with the main entrance, reception area, former civic rooms and council chamber occupying the main southern section of the building, with offices projecting from the north-west of this block. Central Park is to the south and west of the building with Ashby Road to the east, with grassed buffer between the building and the road. There is a small car park to the front of the building with a larger car park to the side (west). The building has been used as council offices since construction.

Planning permission is being sought to change the use of the building to a higher education facility to be used in association with North Lindsey College. Capacity of the building will be increased with the change of use. The Council Chamber is proposed to be used as a lecture theatre and the Registrar's Office a Learning Resource Centre. The offices will be converted to classrooms and IT Laboratories. Permission is also being sought for the erection of two external stair towers to the western side and northern rear of the building, together with replacement windows and minor internal alterations which are covered by the listed building consent application.

The main issues in determining this application are whether the proposed use is acceptable in principle and in terms of sustainable transport, and whether the proposed alterations are considered acceptable in terms of impact on the character and appearance of the listed building.

The use of the building as a higher education facility is considered to be appropriate. Minimal alterations are required to facilitate this use and it is considered that it would ensure the building remains in active use. The building is located in a relatively central position within the town and is well served by public transport.

The applicant is conducting a travel plan which will detail numbers, parking and travel requirements, and the future of the overflow use of the existing car park. The details and highways comments on this document will be presented to committee in a verbal update.

With regard to the proposed alterations of the building, to meet current Building Regulations for fire escape, updated means of escape are necessary. This will include the provision of new stair enclosures externally for escape from the first floor, discharging externally.

The northern stair block would occupy space between the north gable of the building and a retaining wall that supports an elevated pedestrian ramp. The stair block's east façade has been set back from the main office elevation to minimise visual impact. It will be constructed from PPC perforated metal mesh façades with a flat roof.

The south stair tower is more visually prominent on the building than the north tower as it would occupy a prominent position on the south and west elevations and is visible from the main approach to the site. The design makes reference to existing colonnade projecting in front of the council chamber. This does impact on the building and there will be some harm to its character and significance. There is justification for the fire escapes on grounds of health and safety. In addition, using external fire escapes will limit the impact on the internal original fabric and layout of the building, including the important reception area. Considering the height is limited to the first floor, then the harm can be mitigated with a sympathetic design in terms of form, style and materials, ensuring that the exterior stairs sit easily with the building.

The form and style of the staircases are acceptable as they have been designed to complement the cubic form of the building, and the materials are sufficiently sympathetic to the host building. They will be seen as a clear separate addition, not associated with the original building, showing a clear differentiation between the original building and the addition, an approach which has been used on historic buildings.

An enhancement to the design would be to consider the addition of glazed panels on the elevation facing the main southern principal frontage of the building to be more visually cohesive with the more architecturally decorative principal elevation. Conditions are proposed to ensure that the final design and sample materials are submitted and approved prior to works commencing.

RECOMMENDATION Grant permission subject to the following conditions and subject to conditions to be advised by Highways in the interests of road safety:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the approved plans listed:

0201 Revision P9

0202 Revision P9

0203 Revision P9

0204 Revision P9

0205 Revision P9

0208 Revision P1

0901 Revision P1

0902 Revision P1

3401 Revision P1

3402 Revision P1

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

No external works shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

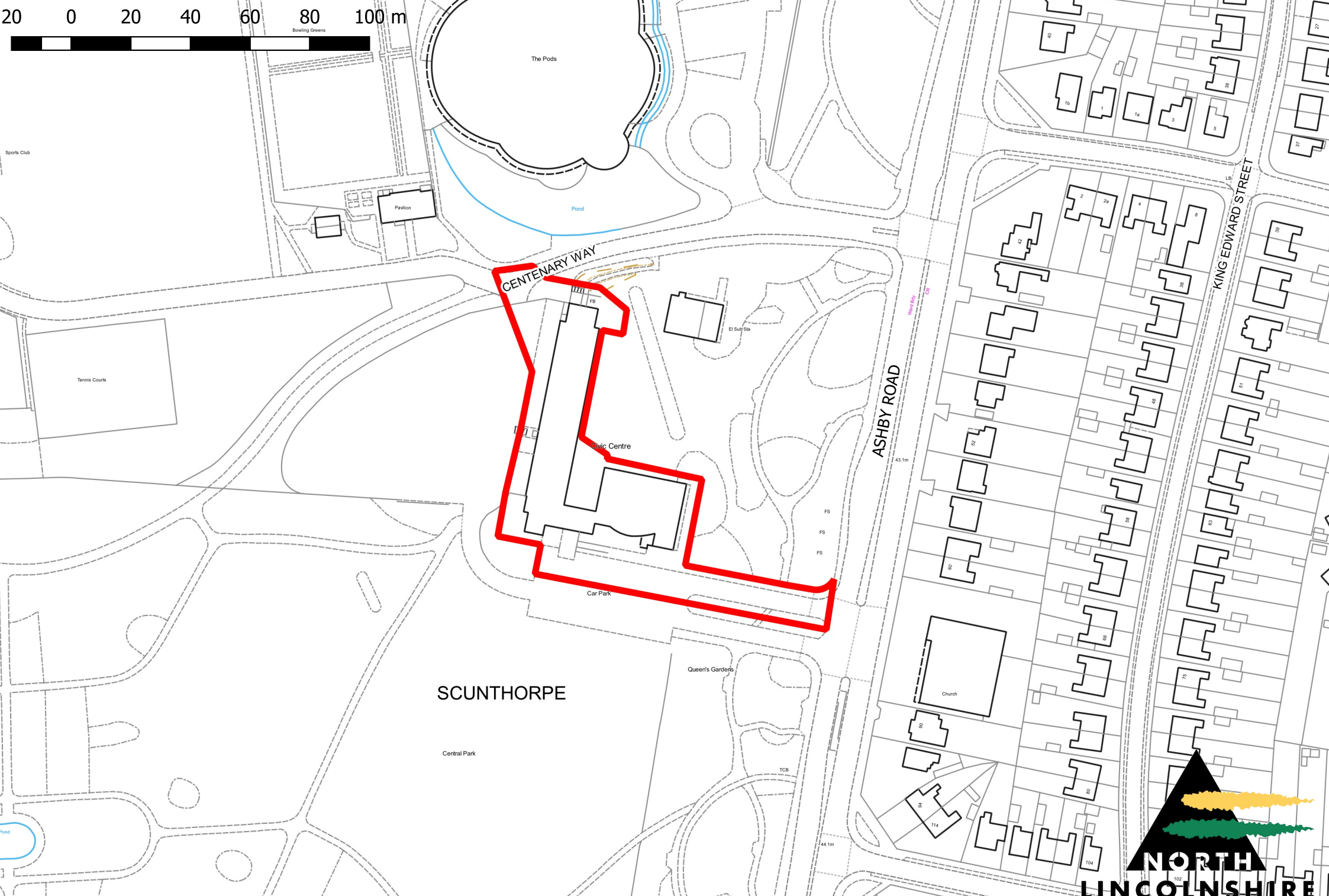
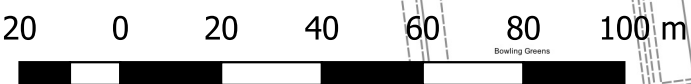
Prior to the erection of the external staircase on the southern block, final details of design, finish and materials shall be submitted to and approved in writing by the local planning authority and the development shall proceed fully in accordance with the approved details.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



SCUNTHORPE

PA/2018/2382

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