

APPLICATION REFERRED FROM THE WEEKLY LIST**WEEKLY LIST NO. 1402 – 10 NOVEMBER 2017****17/00974/LBC****11 WEST STREET, ROCHFORD****CONVERT KINGS HEAD PUBLIC HOUSE TO 11 NO.
MULTIPLE OCCUPANCY BED SITTING UNITS AND 3 NO.
SELF CONTAINED SHOP UNITS AND INTERNAL AND
EXTERNAL ALTERATIONS****1 DETAILS OF REFERRAL**

- 1.1 This item has been referred from Weekly List No. 1402 requiring notification to the Assistant Director, Planning & Regeneration Services by 1.00 pm on Wednesday, 15 November 2017 with any applications being referred to this meeting of the Committee. Cllrs M J Steptoe and A L Williams have referred the application on the grounds that it relates to a significant and prominent Grade II listed building within the Conservation Area within Rochford Market Square and therefore warrants discussion by the Development Committee.
- 1.2 The item that was referred is attached at appendix 1 as it appeared in the Weekly List.
- 1.3 A plan showing the application site is attached at appendix 2.

2 RECOMMENDATION

- 2.1 It is proposed that the Committee **RESOLVES**

To determine the application, having considered all the evidence.

If you would like this report in large print, Braille or another language please contact 01702 318111.

Appendix 1

Application No : 17/00974/LBC Zoning : Town Centres,
Conservation Area

Case Officer Mr Robert Davis

Parish : Rochford Parish Council

Ward : Roche South

Location : 11 West Street Rochford

Proposal : Convert Kings Head public house to 11 no multiple
occupancy bed sitting units and 3 no self contained
shop units and internal and external alterations

SITE AND PROPOSAL

1. Listed Building consent is sought for the conversion of a public house into eleven bed sit residential units and three shop units. There is a tandem application for full planning permission - reference 17/00928/COU. A previous application for listed building consent to convert the building into twelve residential units was approved under application ref: 17/00513/LBC.
2. The building is located within the town centre of Rochford and has a frontage on the southern side of West Street looking towards the market square. It is within the Rochford Conservation Area. The premises are presently vacant.
3. The Kings Head Hotel is a Grade II listed building first listed in 1959. The listing description reads as 'C18 and C19 facade of probably C17 or earlier origins. painted brick face. red plain tiled roof. Large red brick chimney stack to right. 2 storeys and attics. 3 gabled dormers. Three 2 storey angled 3-light vertically sliding sash bay windows. a dentilled band above the upper storey continued across the front. doorways to left and right of central bay, that to left with moulded surround, rectangular fanlight and shaped cornice head, to right with moulded surround, moulded and dentilled pediment, half glazed doors'.
4. The proposal would involve internal conversion works. The front and side elevations are to be retained with minor alterations to the rear elevation and access off back lane to improve the access into the rear of the building with a new door and provide means of escape. A doorway would also be formed into bedsit 4 using an enlarging an existing window opening A section of external brickwork is proposed to be rendered. The ground and first floor wooden sash windows will be retained.
5. Internally the main rooms and central staircase would be retained. Within the building each bed sit would be located within the existing room areas with the main alterations resulting in the partitioning of the ground floor bar areas. The proposal would create 11 No. bed sitting units and three shop unit. The shop units would be located within the Market Square frontage. The application has

been accompanied by a schedule of internal works and rear external alterations, a design and access statement and a historic building appraisal.

MATERIAL PLANNING CONSIDERATIONS

6. Paragraph 126 of the National Planning Policy Framework (NPPF) requires local planning authorities to have a positive strategy for the conservation and enjoyment of the historic environment including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.
7. Paragraph 131 of the NPPF states that in determining planning applications, local planning authorities should take account of:
 - the desirability of sustaining and enhancing the significance of the heritage assets and putting them to viable uses consistent with their conservation
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
8. Paragraph 132 requires that great weight is to be given to the asset's conservation and that any harm or loss should require clear and convincing justification.
9. In terms of the conservation of a heritage asset a proposed conversion to retail/residential use is considered to be an appropriate development as the standard of future upkeep would be expected to be of a higher standard than that for a solely commercial premises.
10. The Historic Buildings Adviser recognises that the existing pub has a prominent position within the market square, which is an important focal point for the conservation area. The Adviser notes that there are no proposed works to the front exterior of the building so the existing appearance of a public house will remain.
11. The adviser considers that the proposed internal alterations would not undermine the historic nature of the building and as the historic walls would be retained and only twentieth century walls would be removed, has no objection to the proposed alterations.
12. The adviser has some concerns about the proposed closure of the cellar areas and as these are an important part of the historic fabric recommends a condition to ensure that these are not permanently sealed up. It is also considered that the upper floor could be converted in order to help the future preservation of the asset.

13. It is considered that the proposed conversion would be acceptable and would be in accordance with planning policy to aid the conservation of historic buildings.
14. Objections from third parties in terms of the listed building are not considered sustainable. This would not, however, mean that the proposal would be acceptable to other planning considerations.

Consultations and Representations:

15. **ECC HISTORIC BUILDINGS/CONSERVATION AREAS**
The applicant seeks permission to convert the former Kings Head Pub, 11 West Street in Rochford to form 11 multiple occupancy flats and three ground floor retail units. The façade of the building is of eighteenth and nineteenth century construction, which has re-fronted an earlier timber framed building. It is an important historic public house, fronting onto the market -place within the centre of Rochford. For this reason is it not only listed grade II for its architectural and historic significance, but the building is also considered to make an important contribution to the character and appearance of the Rochford Conservation Area.
16. A previous application (17/00513/LBC) was considered earlier this year. This sought to convert the building into twelve units and was not considered objectionable by the previous historic buildings consultant, subject to conditions. The revised plans show several minor alterations to these previously approved plans, but none that are considered to alter the inherent acceptability of the scheme or to alter the previous conclusions drawn.
17. I therefore would not object to the revised application, which I would suggest should be granted with the same conditions as the previous approval (17/00513/LBC).
18. **NEIGHBOURS** - Representations have been received from the following 7 addresses:

South Street 68, 5 Perry Hill (Chelmsford), West Street 9, Malvern Road 42, Eden Court 28, 8 Pavilion Close (Southend), Stambridge Road 60A,
 - Not in keeping with town square now will benefit residents
 - Historic town - more should be made to promote the buildings we have
 - Rochford needs useful shops and businesses not bedsits
 - Not suitable location for social bedsits
 - Property has been a public house for 200 years
 - Antisocial noise during working hours
 - How will site be accessible for builders?
 - More shops need more parking
 - Area overdeveloped with housing and this will bring an added strain on resources

APPROVE

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this consent.
- 2 Access shall be maintained to both cellars and the second floor at all times. The cellar and second floor features shall not be sealed.
- 3 A Schedule of works detailing all works, which shall include but not limited to, works to all fireplace and chimney stacks, works to the roof, works within the cellars and works to the front elevation shall be submitted to the Local Planning Authority prior to the commencement of the development. The development shall be implemented in accordance with such details as may be agreed.

Relevant Development Plan Policies and Proposals:

Allocations Plan 2014

Core Strategy 2011 - CP1, CP2

Development Management Plan 2014 - DM1

Parking Standards Design and Good Practice

National Planning Policy Framework

Rochford Town Centre Area Action Plan 2015

Rochford Conservation Area Appraisal and Action Plan 2007

The local Ward Member(s) for the above application are Cllr M J Lucas-Gill Cllr M J Steptoe Cllr A L Williams

17/00974/LBC

Appendix 2



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. This copy is believed to be correct.

Nevertheless Rochford District Council can accept no responsibility for any errors or omissions, changes in the details given or for any expense or loss thereby caused.

Rochford District Council, licence No.LA079138

7.2.6



NTS