

3.0 CONSULTATIONS

DESIGN, CONSERVATION AND SUSTAINABLE DEVELOPMENT

3.1 No objection. Ask that the buildings are recorded prior to demolition and that they are not demolished until it is certain a re-development scheme is to commence.

3.2 Nos. 38 & 44 Piccadilly retain some evidential value as examples of a new edge of city building type - the motor car garage. No 44 Piccadilly is an architectural hybrid having a typical 1920s/30s domestic first floor over a concrete frame (now filled in with shop-fronts). No 38 Piccadilly is possibly slightly later and is of also of some architectural value as the frontage aspires to express the modern idiom. The concrete frame (scored to look like stone) has decorative reeded capitals, and a similar reeded concrete frame encompassed the whole of the high ground floor frontage. This new building type exhibits a faint "modernism" in a period which was nervous of the style. The building frontage is of some architectural and evidential value but it is in an extremely poor condition. The buildings are of poor structural condition which goes beyond that of deliberate neglect.

3.3 Behind the frontages, all of the buildings are dilapidated and of poor architectural value. The block provides a poor aspect to the river and the prospect from Clifford's Tower and the castle in general is poor.

GUILDHALL PLANNING PANEL

3.4 Support the proposals. However consider that all units should have balconies.

PUBLICITY

3.5 One letter in favour of the scheme. Comments are that the retention of the Banana Warehouse facade is welcome, the buildings to be removed are of no architectural merit and that the proposed development is sympathetic to the setting.

4.0 APPRAISAL

KEY ISSUES

4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990) requires that the local planning authority pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.

PLANNING POLICY

4.2 The National Planning Policy Framework requires that proposals sustain or enhance conservation areas. It advises that local planning authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

4.3 Local Plan Policy HE5 advises on the demolition of buildings in Conservation Areas. It advises that permission will not be granted for the demolition of buildings which positively contribute to the character and appearance of conservation areas. Buildings which do not make a positive contribution to the character and appearance of an area can be permitted, provided the removal or replacement development would have a positive impact.

WHETHER THE BUILDINGS IT IS PROPOSED TO DEMOLISH CONTRIBUTE POSITIVELY TO THE CONSERVATION AREA

4.4 The facade of No. 36 (Banana Warehouse) is identified as being of merit in the conservation area appraisal, as it is one of the better examples of interwar architecture in the street. Nos. 38-42 are identified as detractors. It is proposed to demolish the buildings which have been identified as detractors. The art-deco facade at 36 will be retained; demolition of the remainder of the building, which is not of merit, is acceptable.

MERITS OF THE PROPOSED DEVELOPMENT

4.5 The proposed scheme is deemed to be appropriate and will enhance the conservation area. This issue is appraised in the companion planning application report.

5.0 CONCLUSION

5.1 No objections to the demolition, subject to a condition that only allows demolition of buildings when there will be appropriate replacements, to avoid leaving gaps in the streetscape which would have a harmful visual impact, and the loss of retail space. In accordance with the National Planning Policy Framework (paragraph 141), it will be required the buildings are recorded, to increase understanding of the historic environment.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIMEL2 Development start within 3 yrs (LBC/CAC) -

2 Demolition of the buildings shall not take place until planning permission for restoration of the site has been granted and a contract for carrying out the approved redevelopment has been made and evidence of the contract has been produced to and agreed in writing by the Local Planning Authority, or in the absence of such a contract an alternative confirmation of commencement of the development has been submitted to and agreed in writing with the Local Planning Authority.

Reason: To preserve the character and appearance of the conservation area and to avoid the loss of retail space in the city centre, as defined in the Local Plan.

3 A scheme of photographic recording of the buildings shall be agreed with the Local Planning Authority prior to demolition. This shall include photographs of the frontages and the rear, including the Banana Warehouse, in electronic form. The record should be linked to a plan. Following implementation by a suitable archaeological or architectural contractor the documents shall be deposited with the Local Authority for inclusion on the Historic Environment Record.

Reason: To record buildings that would be lost in accordance with paragraph 141 of the National Planning Policy Framework.

Contact details:

Author: Jonathan Kenyon Development Management Officer

Tel No: 01904 551323