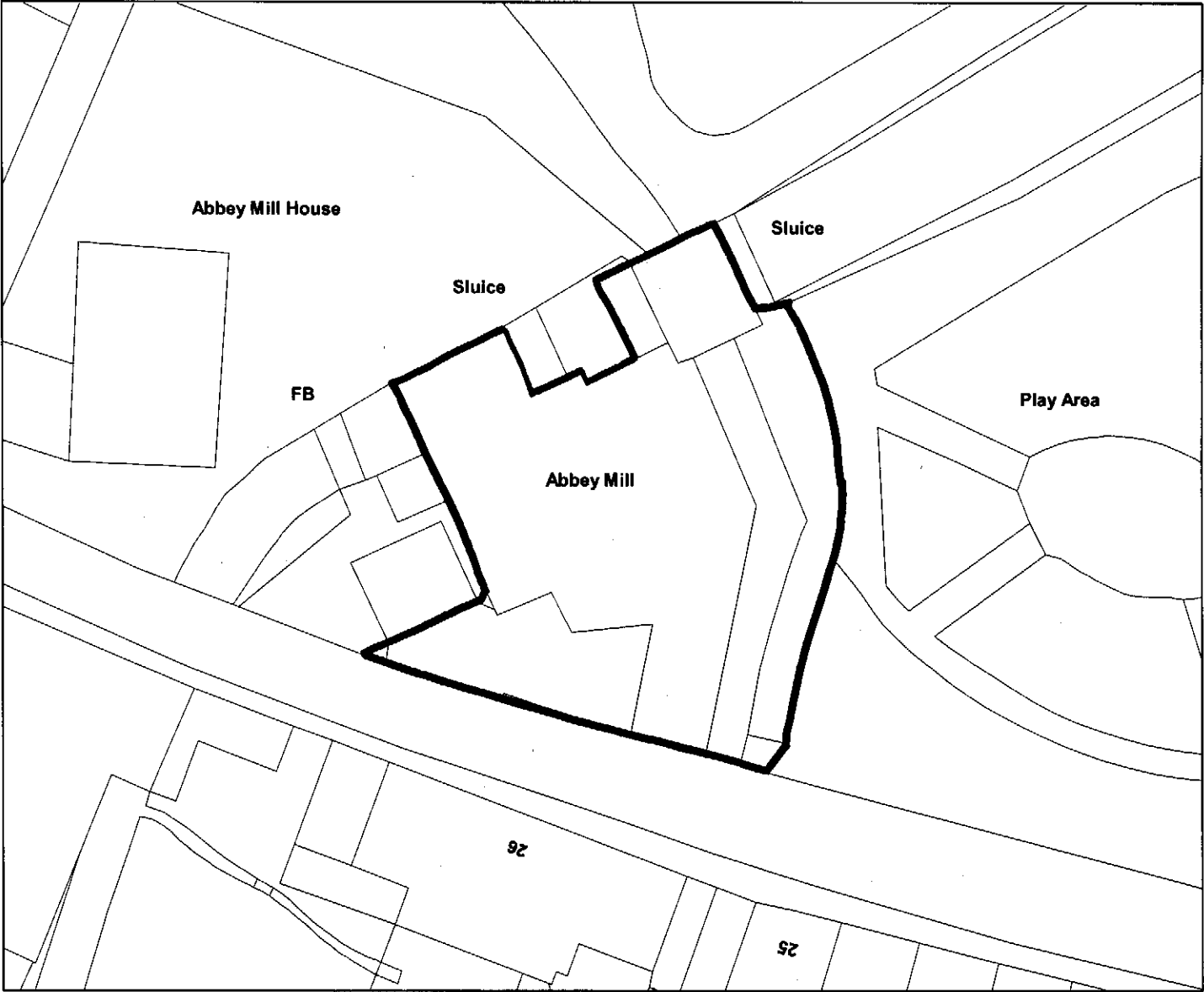


Abbey Mill, Colebrook Street

13/00024/LIS



Winchester
City Council



Legend

Scale: 1:379



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Organisation	Winchester City Council
Department	Winchester GIS
Comments	
Date	05 June 2013
SLA Number	100019531

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 2
Case No: 13/00024/LIS / W00202/30LB
Proposal Description: Internal and external alterations to include demolition of the WC extension sited in the service yard on the South-West side of the building and its replacement with a new extension accommodating an escape stair and service space; minor alterations and repair to the building envelop including construction of a terrace to allow level access to main entrance and adjustments to existing fenestration
Address: Abbey Mill Colebrook Street Winchester Hampshire SO23 9LH
Parish, or Ward if within Winchester City: St Michael
Applicants Name: Winchester City Council
Case Officer: Mrs Megan Osborn
Date Valid: 5 April 2013
Site Factors: Winchester Conservation Area
Grade II listed building
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received contrary to the officers recommendation and as Winchester City Council is the applicant and the owner of this building.

This application is accompanied by a listed building consent application (13/00023/FUL), advertisement consent and listed building consent for the adverts (13/00759/AVC and 13/00768/LIS).

Site Description

Abbey Mill is located to the north of Colebrook Street in the south eastern corner of the city of Winchester. To the east and north east of the mill are the Abbey Gardens with a children's play area directly to the east of the Mill. The former mill house stands detached from the mill to the west.

The Mill is a brick built watermill which has undergone several change of uses over the years, which has clearly evolved the building over time to respond to changing requirements of a mill operation. The mill itself is not listed but the classical portico facing onto Abbey Gardens to the north east is Grade II listed.

In recent years the building has been used by Winchester City Council as office space.

The portico presents a natural entrance into the building from Abbey Gardens. Within the Mill there are complex level changes and rambling set of interior spaces.

Facing Colebrook Street to the south is a service yard area shielded by a 2m high brick wall and access for vehicles onto Colebrook Street.

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Proposal

The proposal is for the change of use of the property from B1 (office) to A3 (restaurant and café delicatessen), with associated works of alteration to achieve Disability Discrimination Act (DDA) compliant access, means of escape and servicing, and minor repairs and alterations to the fabric of the building. The alterations include some internal remodelling, by the removal of more recent insertions, to facilitate improvements in access and circulation between the floor levels of the building. Externally, a ramp is proposed to overcome the level changes at the portico entrance, and this will extend to an area of outside seating adjacent to the east elevation of the building, overlooking Abbey Gardens.

The supporting information with the application explains that the proposal will cater for:

- 130 diners, including a private dining area for 20;
- A deli area for sale of high quality, locally sourced, seasonal produce.
- Bar Area
- Open fronted kitchen
- Back of house facilities
- External seating area for approximately 50 diners

Relevant Planning History

81/00029/OLD - Change of use of ground floor from offices/storage to Public Art Gallery. Permitted 9th October 1981.

82/00024/OLD - Siting of portable office accommodation. Permitted 12th October 1982.

83/00032/OLD - Change of use from Art gallery to offices. Permitted 18th April 1983.

05/01896/LIS - Removal of 3 no. timber roof lights and replacement with steel conservation roof lights. Permitted 12th October 2005.

08/02777/FUL - Refurbishment to upgrade and improve office facilities; rationalisation of internal circulation, installation of a platform lift and replacement external doors. Permitted 29th January 2009.

08/02778/LIS - Refurbishment to upgrade and improve office facilities; rationalisation of internal circulation, installation of a platform lift and replacement external doors. Permitted 4th March 2009.

Consultations

Head of Historic Environment:

The Head of Historic Environment has not raised any objections to the proposed change of use, it is considered a welcome opportunity to bring this historic building back into beneficial use in a manner that would not harm its special interest. The proposed rear extension is considered to have an appropriately sympathetic character, although care will be needed to ensure that the materials chosen sit comfortably alongside the existing appearance of this part of the building (conditions 2, 5, and 6).

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English Heritage:

This application should be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice.

Representations:

City of Winchester Trust: No objections to the proposed change of use and relatively minor alterations to the original listed buildings, which seem to be suited to the conversion into a restaurant. The only reservations are on the potential for disturbance of local residents in Colebrook Street by traffic and pedestrian movement and by delivery vehicles. However, presumably River Cottage would use local growers and suppliers and so the delivery vehicles are not likely to be unduly large.

The space proposed for outdoor seating is away from the existing residential area and it is suggested to reduce late night disturbance from customers leaving the restaurant, restrictions on very late opening should be agreed.

7 letters received objecting to the application for the following reasons:

- This proposal is too near to residents houses.
- This would result in parking problems.
- This would result in further traffic in the area.
- This would result in impact in terms of noise and disturbance.
- There would be noise from late night drinking and eating and from employees leaving late.
- Other disturbance from ventilation and cooling systems.
- This would result in harm from fumes and cooking smells.
- There would be impact from additional food deliveries.
- This would affect pedestrians that currently use this quiet back street.
- The current use of the building as an office is suitable and should remain.
- Concern that emergency vehicles couldn't get through the street.
- Additional noise from bottle and refuse clearance.
- There are very late opening hours proposed.
- The litter in the area would increase and this may result in vermin.
- This would result in additional lighting in the area.
- The proposal is contrary to planning policy.
- There are windows overlooking Abbey Mill House which would impact on the enjoyment of the garden area and result in impact to the privacy of this house.
- This area is prone to flooding.

Reasons aside not material to planning and therefore not addressed in this report

- There are enough eating places in Winchester already.
- This would reduce the house prices in the area.

1 letters of support received.

- Pleased to see the use of this building back in use again.

Relevant Planning Policy:

Winchester District Local Plan Review
DP3, HE14

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Winchester Local Plan Part 1 – Joint Core Strategy

CP20

National Planning Policy Guidance/Statements:

National Planning Policy Framework, Section 7 and 12

Supplementary Planning Guidance

Historic Environment Practice Guide (2010)

Planning Considerations

Principle of development

The relevant historic environment considerations in this case are the effect of the proposals on the special interest of the listed building. Policy advice is contained in the National Planning Policy Framework (2012) and the Historic Environment Practice Guide (2010) that accompanied the superseded PPS5, and the Winchester Local Plan Part 1 Joint Core Strategy (CP20) and retained policies in the Winchester District Local Plan Review.

Policy HE.14 of the WDLPR allows for alterations to historic buildings provided the proposal would not adversely affect the architectural or historic character, which is considered below.

Affect of the proposal on the Listed Building

Whilst the entire building has historic provenance, and a presence on Colebrook Street in the conservation area, the internal spaces have been subject to considerable change in the past, with inserted floors and staircases which do not contribute to its special interest.

The most significant part of the building remains the portico entrance, in the form of a Roman Doric Temple, overlooking Abbey Gardens, which was constructed in the mid-18th century by Sir William Pescod, reputedly to screen the working mill behind it. This part of the building would remain in its current form, as the principal entrance to the restaurant, but level access will be provided in the form of a gentle ramp extending to either side of the existing steps. A new balustrade is proposed to the existing bridge over the mill stream at the front of the building.

At the rear of the building, on Colebrook Street, the two-storey WC extension added in the mid-20th century would be removed and its place would be taken by a new stair tower providing access and means of escape, together with an adjoining extension with areas for servicing and plant. The stair would be enclosed in brickwork, forming a semi-circular extension with a conical roof covered in clay tiles.

New doors of an appropriate design would be inserted in existing openings on the rear elevation. Elsewhere, some changes to windows are proposed, all sympathetic to the character of the building.

The application represents a welcome opportunity to bring this historic building back into beneficial use in a manner that would not harm its special interest. The proposed rear extension is considered to have an appropriately sympathetic character, although care will be needed to ensure that the materials chosen sit comfortably alongside the existing appearance of this part of the building (conditions 2, 5 and 6).

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It is therefore considered that this proposed development complies with planning policy and the works would not result in any detrimental harm to the architectural or historic character of this listed building.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

01 The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

01 Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

02 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition attached to this consent.

02 Reason: To prevent harm to the character and appearance of the listed building.

03 No new plumbing, pipes, soil-stacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

03 Reason: To prevent harm to the character and appearance of the listed building.

04 No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

04 Reason: To prevent harm to the character and appearance of the listed building.

05 The new facing brickwork shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition attached to this consent.

05 Reason: To prevent harm to the character and appearance of the listed building.

06 The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition attached to this consent.

06 Reason: To prevent harm to the character and appearance of the listed building.

07 Details in respect of the following shall be submitted to and approved in writing by the LPA before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

(a) new balustrade to bridge over mill stream in front of the Doric portico.

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07 Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the listed building.

08 No cleaning of masonry, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without the prior approval by the LPA before work is begun and work shall be carried out in accordance with such approved details.

08 Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the listed building.

09 No re-pointing of brickwork is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the LPA before the work is begun, and the work shall be carried out in accordance with such approved proposals.

09 Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the listed building.

10 All approved new external rainwater goods and soil pipes on the visible elevations shall be of cast iron, painted black unless previously otherwise approved.

10 Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the listed building.

Informatives:

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Review 2006: DP3, HE14
Winchester District Local Plan Part 1: CP20

Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub-contractors working on site and furnish them with a copy of the consent and approved drawings.

In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.
- In this instance the applicant was provided with pre-application advice.