Williams, Karen

From: Planning Comments (SMDC)
Subject: FW: 2018/0074

From: Johnston, Christopher
Sent: 09 March 2018 09:51
To: Planning Comments (SMDC)
Subject: FW: 2018/0074

From: Bayliss, Gillian
Sent: 08 March 2018 13:19
To: Johnston, Christopher
Subject: 2018/0074

Condlyffe Almshouses
A Grade II Listed Building. Alms-houses designed by Normal Shaw.

This is essentially a resubmission of a 2001 application which gave approval for alterations and combining small units to create more lettable accommodation. This was implemented apart from Units 2 & 3 which were not undertaken at the time. The Trust now has difficulty in letting these two small units and is seeking to combine them as previously agreed but with minor changes.

The 2001 application was regarded as having a neutral impact on the special interest of the Listed Building.

Having inspected the interior of the property it is evident that most historic features have been retained internally (skirtings, doors, door surrounds, fireplaces and cupboards) although layout changes have occurred at the rear of the units and a staircase has probably been removed. The proposed changes involve:

- Create a new opening between the two units
- Blocking up an inserted opening into the kitchen of Unit 2
- Creating a corridor to provide privacy to the two bedrooms (probably the line of an earlier wall and staircase)
- Removal of a modern fireplace surround in No.3 and opening up the fireplace to Unit No.2 to make it more of a feature in the room
- Replacement floors (currently damp with small quarry tiles)

The works will not affect the historic interest of the Listed Building and will provide for more lettable accommodation.

Conditions

- Specification for the floors to be submitted and approved prior to this work being undertaken
- Specification for works to the fireplaces prior to commencement

CLP raised no objections to this application.

It is noted that the lettering on the barge-boards is still waiting to be re-fixed following renovation of the roof. The lettering is a key feature of the building, mentioned in the List description and needs to be reinstated. I have advised the agent that there is an open enforcement file on this. In addition, it is evident that windows and doors have been replaced and there is no record of Listed Building Consent having been issued for this work. This has also been discussed with the agent and needs to be regularised.

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Please note that my working days are Monday-Thursday

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