

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE - 14th November 2017

Application **08**

Application Number:	17/02333/LB13	Application Expiry Date:	14th November 2017
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Application Type:	Listed Building Consent (DMBC Reg 13)
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Proposal Description:	Listed Building Consent for refurbishment of wool market with addition of a mixture of new market stalls for retail, drinking and eating facilities including new building services installed throughout, following demolition of existing market buildings within the Irish middle market (Being application under Regulation 3 Town & Country Planning (General) Regulations 1992) (AMENDED DESCRIPTION)
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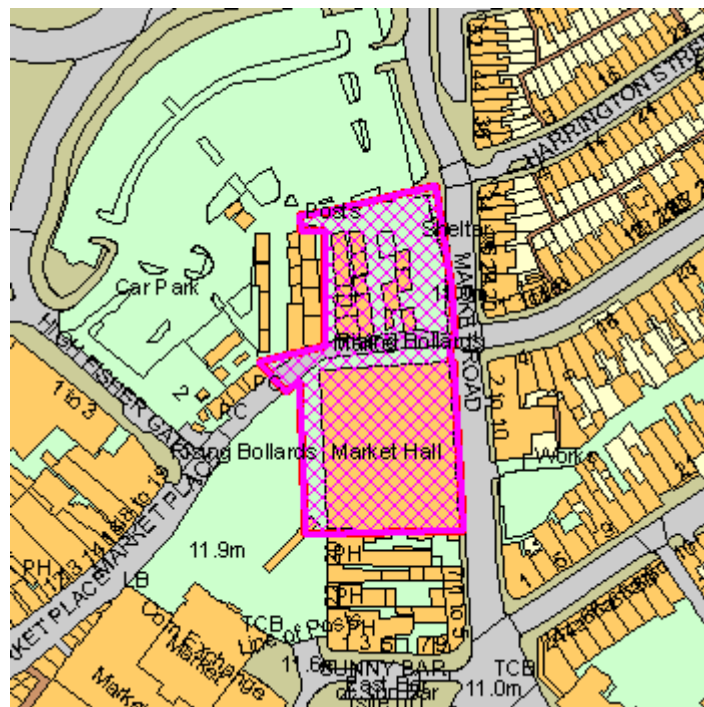
At:	The Wool Market Market Place Doncaster DN1 1NG
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For:	DMBC - Mr Richard Gibbons
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Third Party Reps:	None	Parish:	
		Ward:	Town

Author of Report	Mrs Andrea Suddes
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MAIN RECOMMENDATION:	GRANT
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1.0 Reason for Report

1.1 The application is being presented to Planning Committee for determination on account that the application has been submitted by Doncaster Council and the site is owned by Doncaster Council.

2.0 Proposal and Background

2.1 The scheme proposes the refurbishment of the wool market which includes the addition of a mix of new market stalls for retail, drinking and eating following the demolition of existing market buildings.

2.2 The application site lies within Doncaster – Market Place Conservation Area and is Grade II Listed. At the heart of the Market Place is the impressive Grade II* listed Corn Exchange and Market Hall and is surrounded by two and three storey buildings that are predominantly 18th and 19th century shops and coaching inns, as well as the Wool Market. The Wool Market is a tall single storey building from the mid-19th century. It presents an open structure (now with roller shutters) to the Market but has a brick elevation with stone dressings and brick pilasters with high level windows to Market Road. It has a hipped Welsh slate roof.

2.3 There is also a full planning application currently being considered for the refurbishment of the wool market.

2.4 The proposal forms part of a wider markets improvement scheme and a further application has also been submitted that proposes to extend the existing car park into the Irish middle area of the market.

3.0 Relevant Planning History

3.1 17/02332/3FULM Refurbishment of wool market with addition of a mixture of new market stalls for retail, drinking and eating facilities including new building services installed throughout, following demolition of existing market buildings within the Irish middle market (Being application under Regulation 3 Town & Country Planning (General) Regulations 1992) (AMENDED DESCRIPTION). Currently under consideration.

3.2 17/02552/3FUL Extension of existing car park and associated landscaping following demolition of existing market stalls (being application under Regulation 3 (Town and Country Planning (General) Regulations 1992). Currently under consideration.

4.0 Representation

4.1 This application has been advertised in accordance with Article 13 of the Development Management Procedure Order (DMPO), and includes 3 site notices, press and Public Access. No letters of representation have been received.

5.0 Relevant Consultations

5.1 Historic England: No objections raised however have commented on the need for further detailed information and amendment of the Design and Access Statement. Comments in relation to further information required have also been raised by the Council's Conservation and Design Officer.

5.2 Council's Design and Conservation: Supports the refurbishment works but has made comments relating to detail and further information such as insufficient detail within the Design and Access Statement and discussion of security measures on the boundary with Crystals/Magdalene PH. Following submission of an amended Design and Access Statement and more detailed plans, is now satisfied with the proposal and is fully supportive of the scheme.

6.0 Relevant Policy and Strategic Context

6.1 The site is allocated as Shopping/Office Policy Area and Market Place Doncaster Conservation Area as designated within the Saved Doncaster Unitary Development Plan.

Planning policy relevant to the consideration of this application includes:

6.2 National Planning Policy Framework:

Section 12: Conserving and enhancing the historic environment

6.3 Doncaster Council's Core Strategy:

Policy CS 15: Valuing our Historic Environment

6.4 Saved Doncaster Unitary Development Plan:

ENV 25: Development within a Conservation Area

ENV 32: Impact of Development on Listed Buildings

7.0 Planning Issues and Discussion

7.1 The main issues to consider are whether there are any adverse impacts on the architectural or historic features of the listed building.

7.2 The wool market is a Grade II listed building. The listing notes that the "*Wool market, now general market. 1861-3, designed by J Butterfield for Doncaster Corporation. Brick and cast and wrought iron construction with slate and glass roof. Tall single storey, 9 bays by 7 bays with 4 internal arcades supporting 4 ranges of roof. Market Road elevation is of brick with stone dressings and has 9 bays, articulated by brick pilasters with stone capitals. Each bay except entrance to left, has 3 adjoining semi-circular headed openings with stone sills, flush brick arches with stepped voussoirs and metal windows, which have radial glazing to the heads. Bay 7 has inserted entrance below the windows. Original entrance to left has segmental arched opening with corniced ashlar keystone and ashlar imposts; C20 door and glazing within. Gable above with raked cornice and stone copings. Corbelled cornice and stone copings to other bays. Hipped roofs. Other sides of the building to north and west have arcades of cast iron columns with arched braces over the capitals, supporting decorative pierced iron beams with cornice-like gutters to top. All arches are now filled in with later glazing or blocking. Entrance to Market Place, to right of western elevation, has segmental iron arch with pierced beam over flanked by panelled piers with ball finials to top, all now filled in with later doors and glazing. Hipped slate roofs with ridges glazed. Interior has 4 arcades of similar piers and beams supporting roof made up of thin tensioned wrought iron rods, bolted together.*"

7.3 Doncaster's UDP Policy ENV 32 and Core Strategy Policy CS 15 seek to protect or enhance buildings of heritage significance and to ensure that alterations or additions to a listed building will not adversely affect its architectural or historic features or detract from its overall character or appearance.

7.4 The proposal is seeking to generate a modern and vibrant environment for the Market stalls to operate throughout the day and into the evening. The proposed layout is intended to provide a more flexible and modern market space for shoppers and sellers allowing the organisation of the market to adapt during different trading conditions to create an environment that stimulates vibrant retail and social activity.

7.5 The scheme proposes a number of components, including;

- Replacement of the existing roller façade with a glazed façade
- To provide a central seating area for eating and socialising that can spill out towards the existing market square
- The inclusion of three large sliding folding doors to the market place towards the west and multiple entry and exit doors towards the current Irish middle market
- The existing timber soffit is to be repainted, the internal brickwork / sandstone facades to be cleaned and stripped of the old paint layers

7.6 The Council's Design and Conservation Officer is fully supportive of the works. In terms of proposed alterations to the building the removal of existing stalls which are of little interest and their replacement would cause no concerns. Similarly the replacement of the external roller shutters with glazed infill's is also welcomed but initially raised a number of comments including the little amount of detail provided on actual works to the fabric of the Wool Market that will contribute to its refurbishment i.e. stripping back of paintwork, installation of services which is needed so that their impact can be properly assessed. Comment was also made regarding the insufficient detail within the Design and Access Statement and discussion of security measures on the boundary with Crystals/Magdalene PH. Following submission of an amended Design and Access Statement and more detailed plans, the officer is now satisfied with the proposal and is fully supportive of the scheme.

8.0 Summary and Conclusion

8.1 In summary, the proposed scheme preserves and enhances the character and appearance of the Doncaster Market Conservation Area and does not adversely affect the architectural or historic features of the listed wool market building. The application is therefore recommended for approval.

9.0 Recommendation

GRANT Listed Building consent subject to the conditions below;

01. STAT7 The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

REASON

To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02. U56317

The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:

Site Layout Plan Dwg No DWMKT-ALA-00-XX-DR-L-2006 Rev P01

Amended Elevation Dwg No EMP1-BBA-Z0-ZZ-DR-A-3100

Ventilation Plan Dwg No EMP1-SDA-ZZ-00-DR-M-50001 Rev P4

Drainage Plan Dwg No EMP1-SDA-ZZ-00-DR-M-52001 Rev P3

Lighting Layout Dwg No EMP1-SDA-ZZ-00-DR-E-63001 Rev P6

Electrical Layout Dwg No EMP1-SDA-ZZ-00-DR-E-61002 Rev P3

Amended Crystals Remedial Works Dwg No EMP1-BBA-Z0-ZZ-DR-A-10150

Proposed Section Dwg No DWMKT-BBA-Z0-ZZ-DR-A-4100 Rev P08

Proposed Mezzanine Dwg No DWMKT-BBA-Z0-01-DR-A-2001

Proposed Roof Plan Dwg No DWMKT-BBA-Z0-RF-DR-A-2001

Proposed Ground Floor Dwg No DWMKT-BBA-Z0-00-DR-A-2001

REASON

To ensure that the development is carried out in accordance with the application as approved.

03. U56367

Prior to commencement of relevant works a method statement for the roof repairs shall be submitted to and approved in writing by the local planning authority. The statement shall outline the timescales for the works, how preliminary works will be undertaken to investigate the condition of the roof, how this will inform repairs to roof and setting out a procedure to approve any necessary repairs. Works to be carried out in accordance with approved details.

REASON

To protect the special interest of the listed building

04. U56368

Prior to commencement of relevant works details of the flooring shall be submitted to and approved in writing by the local planning authority. Details shall include the proposed materials, colour and finish of the flooring. Works to be carried out in accordance with approved details.

REASON

To protect the special interest of the listed building

05. U56369

Prior to commencement of relevant works details of the replacement stalls shall be submitted to and approved and in writing by the local planning authority. Details shall include elevational drawings at 1:20 of the stall frontages and details of their junction with walls and columns. Works to be carried out in accordance with approved details.

REASON

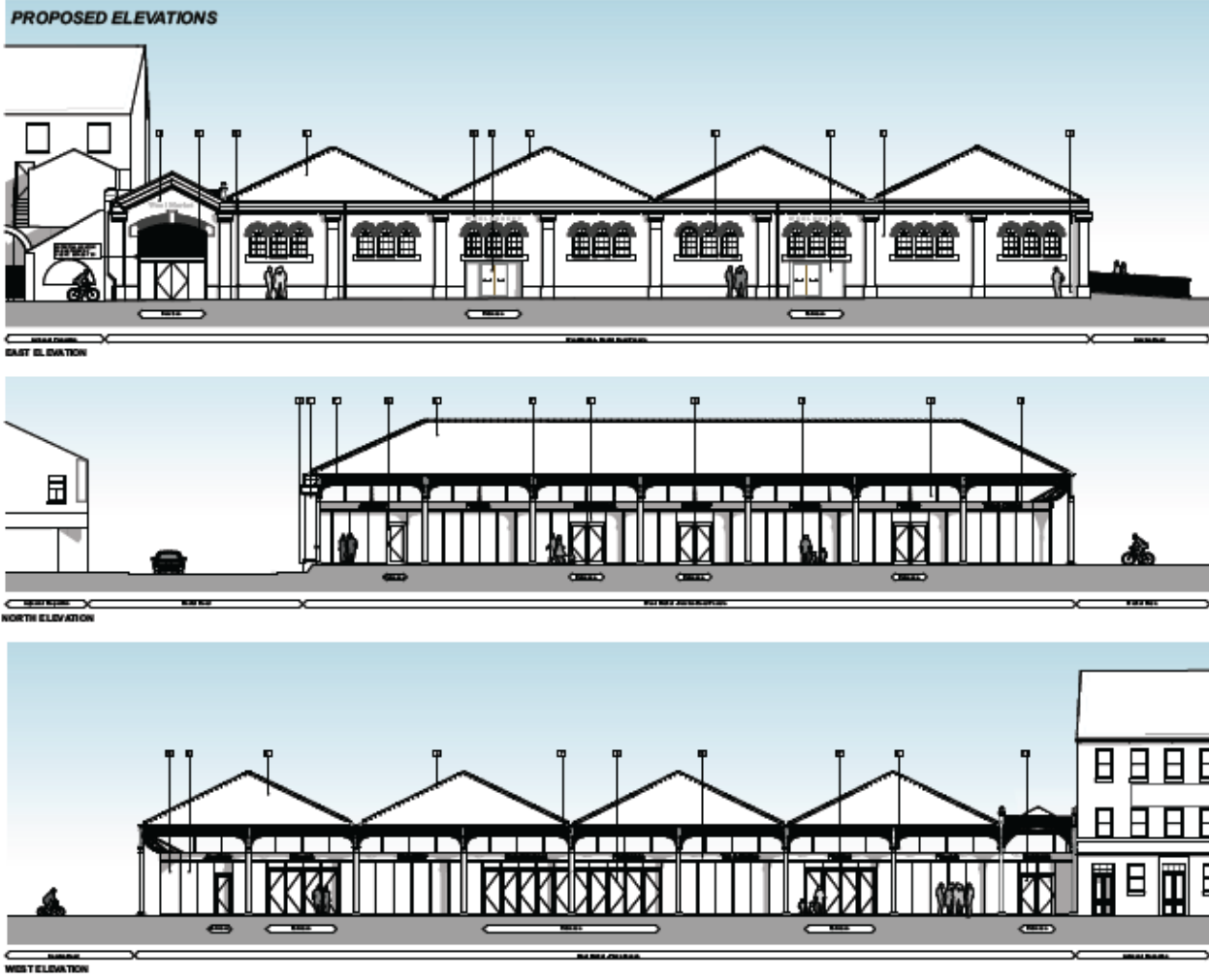
To protect the special interest of the listed building

06. U56370 Prior to commencement of relevant works details of the partitions to form back of house operations shall be submitted to and approved and in writing by the local planning authority. Details shall include their junction with walls and columns. Works to be carried out in accordance with approved details.
REASON
To protect the special interest of the listed building
07. U56371 Prior to commencement of relevant works details of the electrical and mechanical installation shall be submitted to and approved in writing by the local planning authority. Details shall include the proposed appearance of any conduits, cable baskets/trays and ducts including colour and finish, and agreed samples. Works to be carried out in accordance with approved details.
REASON
To protect the special interest of the listed building
08. U56372 Prior to commencement of works on new and replacement areas of render a 1x1m sample panel of the render shall be constructed on site and approved in writing by the local planning authority. Render to be lime based to an agreed mixture. Works to be carried out in accordance with approved details.
REASON
To protect the special interest of the listed building and the character and appearance of the conservation area
09. U56373 Prior to commencement of relevant works details of the redecoration shall be submitted to and approved in writing by the local planning authority. Details shall include the preliminary works to strip back brickwork, ironwork and the timber underside of the roof and the proposed finish of surfaces. Works to be carried out in accordance with approved details.
REASON
To protect the special interest of the listed building and the character and appearance of the conservation area
10. U56374 Prior to commencement of relevant works details of the blocking in of the large opening to Market Road including any public art shall be submitted to and approved in writing by the local planning authority. Details shall include elevational drawings at 1:20 of the door and louvres with cross-sections at 1:5 unless otherwise agreed in writing by the local planning authority. Specification shall also be provided of the colour and finish. Works to be carried out in accordance with approved details.
REASON
To protect the special interest of the listed building and the character and appearance of the conservation area

11. U56375 Prior to commencement of relevant works details of the glazed doors and glazing for new infills including any manifestations shall be submitted to and approved in writing by the local planning authority. Details shall include the elevational drawings at 1:20 of the doors and glazing with cross-sections at 1:5 unless otherwise agreed in writing by the local planning authority. Specification shall also be provided of the colour and finish of the glass and its framework. Works to be carried out in accordance with approved details.
REASON
To protect the special interest of the listed building and the character and appearance of the conservation area
12. U56376 Prior to commencement of relevant works details of the service vent to Market Road shall be submitted to and approved in writing by the local planning authority. Details shall include its design, size and colour/finish. Works to be carried out in accordance with approved details.
REASON
To protect the special interest of the listed building and the character and appearance of the conservation area
13. U56377 Prior to commencement of relevant works details of the security measures between Crystals and Woolmarket shall be submitted to and approved in writing by the local planning authority. Specification shall include the colour. Works to be carried out in accordance with approved details.
REASON
To protect the special interest of the listed building and the character and appearance of the conservation area
14. U56378 Prior to commencement of relevant works details of any new and/or replacement signage shall be submitted to and approved in writing by the local planning authority. Specification shall include the font, size, material and colour. Works to be carried out in accordance with approved details.
REASON
To protect the special interest of the listed building and the character and appearance of the conservation area

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

APPENDIX 2 Proposed Elevations



APPENDIX 3 Proposed Visuals



Artist Impression Only - Illustrative view of Market Building Corner



Artist Impression Only - Illustrative Internal view