

GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **8TH JANUARY 2013**

ADDRESS/LOCATION : **ENTRANCE GATES, HILLFIELD GARDENS,
LONDON ROAD**

APPLICATION NO. & WARD : **12/01087/LBC
KINGSHOLM & WOTTON**

EXPIRY DATE : **8TH JANUARY 2013**

APPLICANT : **MRS JULIA HURRELL**

PROPOSAL : **PROPOSAL TO REINSTATE MISSING
ELEMENTS FROM STONE BALUSTRADE
ON EITHER SIDE OF GRADE II LISTED
ENTRANCE GATES**

REPORT BY : **EMMA BLACKWOOD**

**NO. OF APPENDICES/
OBJECTIONS** : **SITE LOCATION PLAN**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The entrance gates to Hillfield Gardens, a public park, are accessed from London Road. These were originally constructed c1867 to serve Hillfield House, located some 90 metres north of the gates. However, this building, now owned by Gloucestershire County Council and in use as offices, is currently accessed from Denmark Road. Hillfield House, the entrance gates and gate lodge are all separately grade II heritage assets, located within the London Road Conservation Area.
- 1.2 The proposal to reinstate parts of this grade II listed heritage asset is one of a number of projects undertaken over the last few years to improve Hillfield Gardens. The City Council obtained a sum of money through a legal Section 106 agreement with a developer of a nearby housing scheme, as a contribution to improving an existing open space rather than provide additional open space within its development. The City Council has since worked with the applicants (The Friends of Hillfield Gardens), who are a local voluntary group, on a number of schemes within the park. The works have included the repair & cleaning of other listed structures within the park, tree maintenance, planting improvements & the resurfacing of paths.
- 1.3 Repairs are planned for the entrance gates, to include the piecing in of new capping stones to the top of some of the piers, re-setting of the left hand side

plinth wall which has been damaged by tree roots and the shotblasting, repair and repainting of the wrought iron gates. These like for like repairs do not require Listed Building Consent. The project subject of this application, to reinstate the missing elements from the stone balustrade on either side of the entrance gates, would be one of the last projects to be carried out with the Section 106 money.

- 1.4 The entrance gates are made up of ashlar gate piers supporting a pair of wrought iron gates to the carriageway gateway, with a single wrought iron pedestrian gate to the right hand side. There are similar piers at the outer corners of the flanking quadrant balustrades. All the piers have the same moulding. The balustrade on the right hand quadrant is currently partly intact, and this shows there are turned balusters with moulded copings linked into the cornices of the piers.
- 1.5 However, there is 1 no. full baluster and 1 no. $\frac{3}{4}$ baluster missing from this right hand end. The whole of the balustrade to the left hand quadrant is missing. It is unknown how long the missing elements have been missing. There is no reference to the missing balustrade in the description when the entrance gates were listed in 1973.
- 1.6 It is proposed to reinstate the two missing balusters from the right hand quadrant in oolitic limestone to match the existing balusters exactly. Further, on this right hand side, it is proposed to replace the middle baluster which is badly eroded.
- 1.7 On the left hand quadrant, where the whole balustrade is missing, it is proposed to reinstate the balusters and moulded coping in oolitic limestone to match exactly the balustrade on the right hand side quadrant.
- 1.8 This application is presented to the Planning Committee because the Council owns a large proportion of the grounds to Hillfield House, including the entrance gates and gate lodge.

2.0 RELEVANT PLANNING HISTORY

- 2.1 26.03.2009 (09/00078/LBC, Listed Building Consent granted) – Re-roofing of structure involving replacement timbers, new stainless steel sheet covering with modifications to drainage system and reinstatement of part parapet to Grade II* listed building.

3.0 PLANNING POLICIES

- 3.1 Consideration is given to national planning policy guidance notes and statements, particularly the National Planning Policy Framework (March 2012) and the Gloucestershire County Council Structure Plan, Second Review (November 1999).

- 3.2 The statutory development plan for Gloucester remains the 1983 City of Gloucester Local Plan. However, regard must also be had to the Second Deposit City of Gloucester Local Plan (2002). This has been subjected to two comprehensive periods of public and stakeholder consultation and adopted by the Council for development control purposes.
- 3.3 From the Second Stage Deposit Plan (2002) the following policies are relevant:

BE.22 – Alterations to and Development within the Curtilage of Listed Buildings:

The Council will ensure that any material alterations to a listed building or development within its curtilage:

1. Preserves or enhances the quality and character of the building or its setting;
 2. Respects the period, style, plan, detail and materials of the existing building or structure;
 3. Retains internal and external original fabric and features;
 4. Does not harm the structural stability or fabric of the building or any adjoining structure;
 5. Is carefully researched (including the submission, in duplicate and free of copyright, of fully detailed architectural drawings and a photographic record of the building and its setting), and professionally executed;
 6. In the case of emergency works carried out in the interests of public safety, be carried out in accordance with the above criteria unless an exception has been expressly made to the Council.
- 3.4 All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – www.gloucester.gov.uk/planning and Department of Community and Local Government planning policies - www.communities.gov.uk/planningandbuilding/planning/.

4.0 CONSULTATIONS

The Conservation Officer raises no objection, noting that *“the reinstatement works, along with the other repairs and the planned cleaning of the stone, will significantly enhance the appearance of this heritage asset, which is at the main entrance to an area of positive open space within the London Road Conservation Area”*.

The Civic Trust Planning Appraisal Group raises no objection, noting this is an *“excellent scheme for what is becoming an increasing asset to the city”*.

5.0 PUBLICITY AND REPRESENTATIONS

- 5.1 23 neighbouring properties were consulted, and the application has further been publicised through the posting of a site notice and a press notice. The

expiry date for responses to the letters sent to neighbouring properties is 3rd January 2013.

- 5.2 The full content of all correspondence on this application can be inspected at the Herbert Warehouse reception, The Docks, Gloucester, prior to the Committee meeting.

6.0 OFFICER OPINION

- 6.1 It is considered that the main issues with regards to this application are as follows:

- 6.2 Impact on the Quality and Character of the Listed Entrance Gates and their Setting:

The missing and badly eroded balusters on the right hand side of the entrance gates would be reinstated in oolitic limestone to match the existing balusters exactly. On the left hand side of the entrance gates, where the whole balustrade is missing, it is proposed to reinstate the balusters and moulded coping in oolitic limestone to match exactly the balustrade on the right hand side quadrant.

It is considered that the proposed reinstatement works in the manner proposed would respect the period, style, plan, detail and materials of the existing structure. This would significantly enhance the appearance of these grade II listed entrance gates, in accordance with the National Planning Policy Framework (2012), which states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, and Policy BE.22 of the Second Deposit City of Gloucester Local Plan (2002). It is therefore recommended that Listed Building Consent is granted.

7.0 CONCLUSION/REASON FOR APPROVAL

- 7.1 The proposal has been carefully assessed and it is considered that the proposed works to these listed entrance gates will enhance the quality and character of the existing structure. For this reason, the proposal is considered to be in accordance with Policy BE.22 of the Second Deposit Gloucester Local Plan (2002) and guidance set out in the National Planning Policy Framework (2012).

In accordance with the requirements of the National Planning Policy Framework (2012) the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

8.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

8.1 That, subject to no substantive objections being received as a result of the publicity by the 3rd January 2013, planning permission is granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with details in the approved document 'Design and Access Statement' received by the local planning authority on 13.11.2012 and any other conditions attached to this permission.

Reason: To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within Second Deposit City of Gloucester Local Plan (2002).

Decision:

Notes:

.....

.....

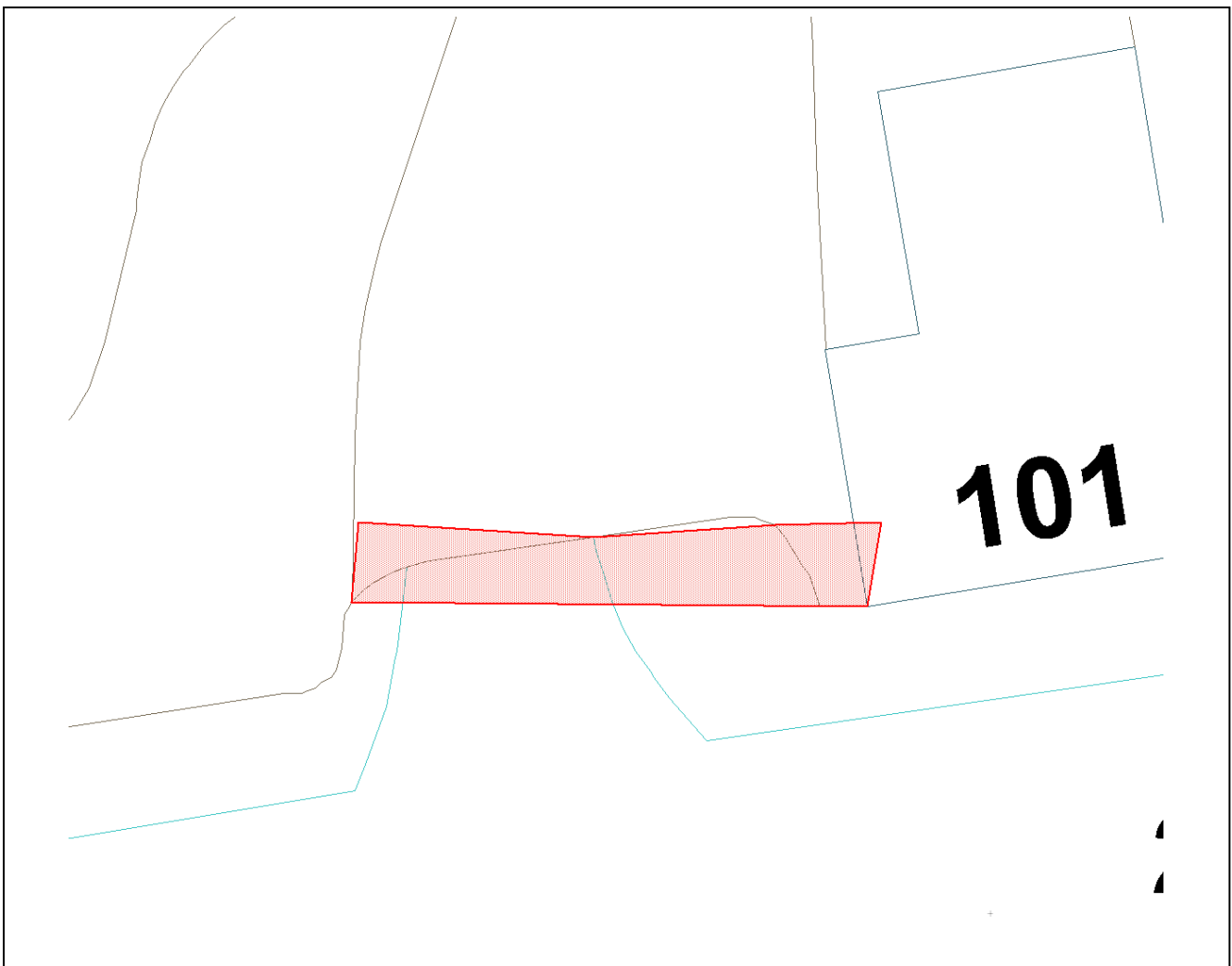
Person to contact: Emma Blackwood
(Tel: 396732)

ELECTRONIC APPLICATION

Application Number: **12/01087/LBC**
Address: **Entrance Gates
Hillfield Gardens
London Road
Gloucester**

Target Date: **08.01.2013**

Applicant: **Mrs Julia Hurrell**



© Crown copyright and database rights 2011 Ordnance Survey 10019169
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.