

REPORT OF HEAD OF DEVELOPMENT MANAGEMENT

Former Turkish Baths, Victoria Leisure Centre

1 SUMMARY

Application No: 13/00021/LNCAC for Conservation Area Consent

Application by: NRL on behalf of Nottingham City Council

Proposal: Demolition of former Turkish Baths building (Bath Street)

The application is brought to Committee because it is a sensitive application for the demolition of a building within the Sneinton Market Conservation Area.

To meet the Council's Performance Targets this application should be determined by 4th March 2013.

2 RECOMMENDATIONS

That the Council be minded to **GRANT CONSERVATION AREA CONSENT** and that the application be referred to the Secretary of State for a decision, with the following recommended conditions;

1. The works hereby authorised shall be begun before the expiration of three years from the date of this consent.

Reason: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Notwithstanding the indicative details of the proposed hoarding treatment for the Bath Street boundary of the site, no demolition shall commence until revised details of the realignment of this hoarding to match the alignment of the Bath Street elevation of the existing building, and further details of the finish of the hoarding including proposals for the use of any art or images, have been submitted to and approved by the Local Planning Authority. The approved details shall be implemented immediately upon the completion of the demolition of the existing building.

Reason: In the interest of ensuring the provision of an appropriate boundary treatment to the site, and to preserve the character of the Sneinton Market Conservation Area in accordance with Policy BE13 of the Nottingham Local Plan.

3 BACKGROUND

3.1 The Turkish Baths building was part of the Victoria Leisure Centre prior to its recent redevelopment. It now has no connection with the Centre and is currently

vacant. It is dated 1928 and is a single storey red brick building with classically styled stone end pediments, a stone cornice, and a slate roof with gable ends.

- 3.2 The building fronts onto Bath Street and Victoria Park to the north, Park Row flats (Grade II listed) to the east, and cleared land to the south. It is located within the Sneinton Market Conservation Area and the Eastside Regeneration Zone. It is allocated in the Local Plan as a site for mixed-use redevelopment (MU5.1).

4 DETAILS OF THE PROPOSAL

It is proposed that the building be demolished in order to implement the second phase of a new link road that will connect Bath Street with Brook Street (11/02459/NFUL3). It is advised that the link road is being delivered using Growth Point funding, which has a final spend date of April 2013 and that progress needs to be exhibited by this date. The remaining area of the site would be cleared and surfaced in a finish to be agreed. A section of brick boundary wall would be retained onto Bath Street. The site would be secured with a solid painted plywood hoarding along the rest of the Bath Street frontage. There would be a wire security fence along the edge of the new link road.

5 CONSULTATIONS AND OBSERVATIONS OF OTHER OFFICERS

Adjoining occupiers consulted:

The application has been advertised by a site and press notice. Consultations have also been sent to:

Victoria Park Tenants and Residents Association
Chair of former 'Save Victoria Baths' campaign
Nottingham Civic Society
English Heritage

Additional consultation letters sent to:

English Heritage: To be added

Conservation Officer: No objection. The building is currently unoccupied and is and in a deteriorating state of repair. It is not considered to be of historic or architectural interest and does not actively contribute to the special character of the Sneinton Market Conservation Area. However, it does provide much needed enclosure to the southern side of Bath Street, and a new development should be of a similarly low rise nature and aim to discreetly enhance the current street scene.

Biodiversity and Greenspace Officer: No objection. Site survey has confirmed that there is no evidence of bats.

6 RELEVANT POLICIES AND GUIDANCE

Nottingham Local Plan (November 2005):

BE13 - Demolition in Conservation Areas. Partially complies.

MU5 - Eastside Regeneration Zone Sites. Complies

National Planning Policy Framework.

7. APPRAISAL OF PROPOSED DEVELOPMENT

Main Issues

Whether the development will:

- (i) preserve or enhance the character or appearance of the Sneinton Market Conservation Area
- (ii) assist the further regeneration of site and area

Issue (i) Character or appearance of the Sneinton Market Conservation Area (Policy BE13 and NPPF)

- 7.1 The NPPF advises that, in weighing applications that affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. The NPPF also advises that local planning authorities should not permit loss of the whole or part of a heritage asset without taking reasonable steps to ensure new development will proceed after the loss has occurred.
- 7.2 Policy BE13 states that development involving the demolition or substantial demolition of unlisted buildings which make a positive contribution to the special character of Conservation Areas will only be granted in exceptional circumstances. The policy also states that demolition will not normally be allowed unless a full planning application is submitted, showing the proposed new buildings, and that consent will be subject to conditions to ensure that demolition does not take place until a satisfactory form of contract has been entered into for redevelopment.
- 7.3 It had been anticipated that a scheme for the redevelopment of the building would have been brought forward prior to the submission of this application. Whilst an architectural design competition was commissioned by Nottingham Regeneration Limited in 2010, it is not yet able to be confirmed if the successful (residential) scheme is to be taken further forward. However, there are ongoing discussions with a potential developer and it is considered that the demolition of the buildings and implementation of the link road will benefit the prospect of redevelopment taking place
- 7.4 Whilst forming an appropriate edge and means of enclosure onto Bath Street, it is considered that the building is of not of any particular significance. The report accompanying the designation of the Conservation Area in October 2004 did not identify the building as making a positive contribution to the special character of the area. A historic building assessment carried out by English Heritage in May 2008 also commented on the various later additions to the principal clock tower and entrance block to the Victoria Leisure Centre as having 'debased the architectural presence of the whole'.
- 7.5 It is considered that demolition of the building is justified by allowing the implementation of the approved link road, which will assist towards the future redevelopment of the site.

Issue (ii) Further regeneration of site and area (Policy MU5)

- 7.6 Sneinton Market Conservation Area covers the core of the Eastside Regeneration Zone. In designating the Conservation Area it was intended that this would assist with a regeneration strategy based on the enhancement of its key heritage assets and the promotion of high quality new developments.
- 7.7 As above, it had been anticipated that a scheme for the redevelopment of the building would have been brought forward prior to the submission of this application. It is considered that, on balance, the demolition of the buildings and implementation of the link road will improve the viability and prospect of redevelopment taking place. It is, therefore, considered that the demolition of the building would assist the future redevelopment of the site and further regeneration of the area in accordance with Policy MU5.
- 7.8 The intention to erect a temporary boundary hoarding and fence is appropriate and will secure the site and will provide a degree of enclosure to Bath Street. A condition is recommended to ensure that the details of this enclosure are agreed and implemented.

8. SUSTAINABILITY / BIODIVERSITY

None.

9 FINANCIAL IMPLICATIONS

None.

10 LEGAL IMPLICATIONS

The issues raised in this report are primarily ones of planning judgement. Should legal considerations arise these will be addressed at the meeting.

11 EQUALITY AND DIVERSITY IMPLICATIONS

None.

12 RISK MANAGEMENT ISSUES

None.

13 STRATEGIC PRIORITIES

Neighbourhood Nottingham: Improving pedestrian movement between Bath Street and Brook Street.

14 CRIME AND DISORDER ACT IMPLICATIONS

The site will be secured by a hoarding and fence until such time as a redevelopment scheme is brought forward and implemented.

15 VALUE FOR MONEY

None.

16 List of background papers other than published works or those disclosing confidential or exempt information

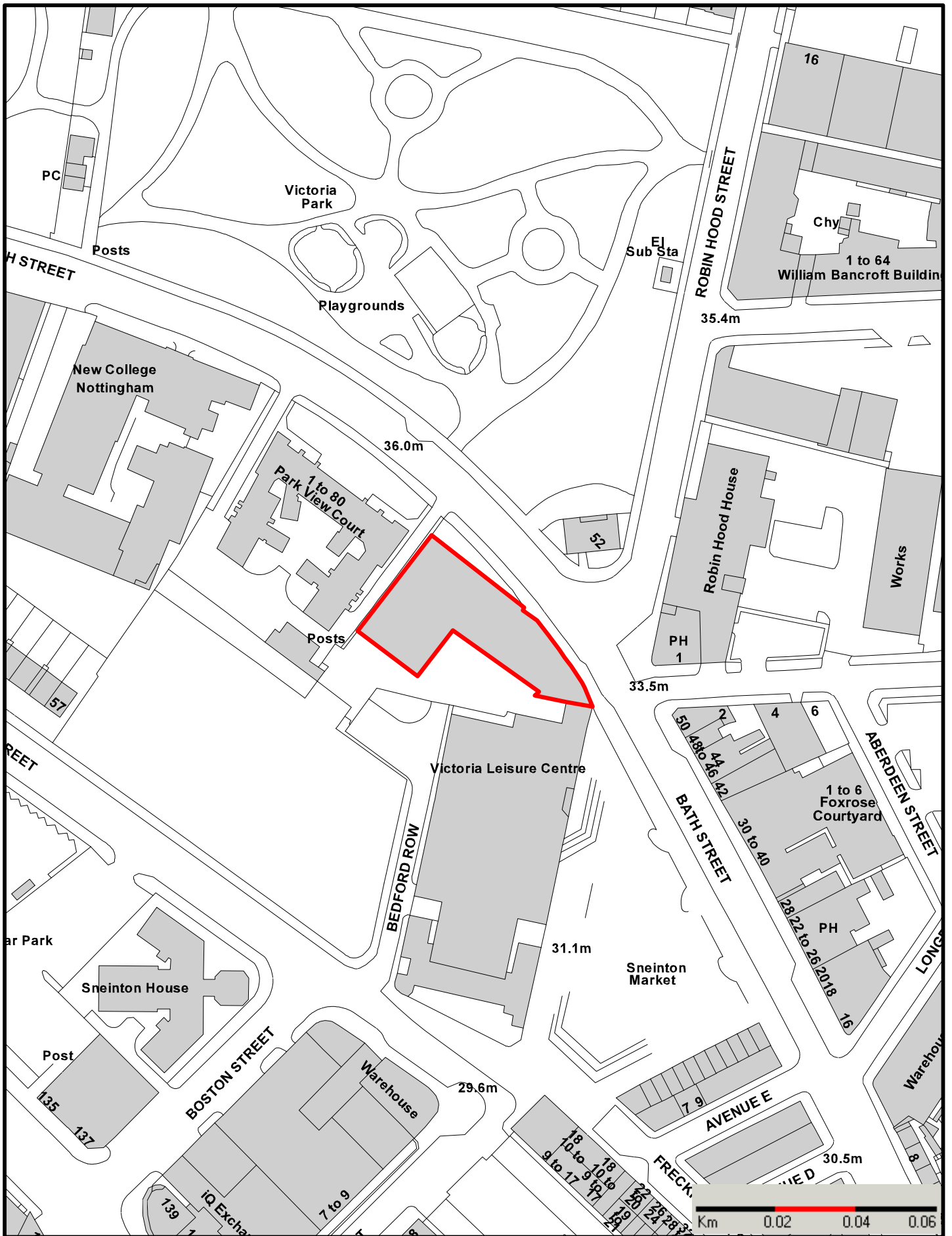
1. Application No: 13/00021/LNCAC - link to online case file:
<http://plan4.nottinghamcity.gov.uk/WAM/pas/findCaseFile.do?appNumber=13/00021/LNCAC>;
2. Application No: 11/02459/NFUL3
3. English Heritage (Listing) Report on the Victoria Leisure Centre (28 May 2008)

17 Published documents referred to in compiling this report

Nottingham Local Plan (November 2005)
National Planning Policy Framework (March 2012)
Report to Development Control Committee on the Designation of Sneinton Market Conservation Area (18 August 2004)

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