

Planning Applications Report

**Planning Committee
21st July 2022**

**Bolton
Council**

Bolton Council has approved a Guide to Good Practice for Members and Officers Involved in the Planning Process. Appendix 1 of the Guide sets down guidance on what should be included in Officer Reports to Committee on planning applications. This Report is written in accordance with that guidance. Copies of the Guide to Good Practice are available at www.bolton.gov.uk

Bolton Council also has a Statement of Community Involvement. As part of this statement, neighbour notification letters will have been sent to all owners and occupiers whose premises adjoin the site of these applications. In residential areas, or in areas where there are dwellings in the vicinity of these sites, letters will also have been sent to all owners and occupiers of residential land or premises, which directly overlook a proposed development. Copies of the Statement of Community Involvement are available at www.bolton.gov.uk

The plans in the report are for location only and are not to scale. The application site will generally be in the centre of the plan edged with a bold line.

The following abbreviations are used within this report: -

CS	The adopted Core Strategy 2011
AP	The adopted Allocations Plan 2014
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
PCPN	A Bolton Council Planning Control Policy Note
PPG	Department of Communities and Local Government Planning Policy Guidance Note
MPG	Department of Communities and Local Government Minerals Planning Guidance Note
SPG	Bolton Council Supplementary Planning Guidance
SPD	Bolton Council Supplementary Planning Document
PPS	Department of Communities and Local Government Planning Policy Statement
TPO	Tree Preservation Order
EA	Environment Agency
SBI	Site of Biological Importance
SSSI	Site of Special Scientific Interest
GMEU	The Greater Manchester Ecology Unit

The background documents for this Report are the respective planning application documents which can be found at:-

www.bolton.gov.uk/planapps

Date of Meeting: 21 July 2022

Application Reference: 13795/22

Type Of Application	Full Planning Permission
Registration Date	22 June 2022
Decision Due Date	3 August 2022
Responsible Officer	Martin Mansell

Location	BOLTON LIBRARY AND MUSEUM SERVICES BOLTON CIVIC CENTRE LE MANS CRESCENT BOLTON BL1 1SE
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Proposal	EXTERNAL ALTERATIONS TO EXISTING LOADING BAY ELEVATION TO ALLOW FOR NEW DOORS AND LOUVRE
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Ward	Halliwell
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Applicant: Mr S Elliott

Agent: Mr D Jennings

OFFICERS REPORT

Recommendation: Approve subject to conditions

Executive Summary

- Planning permission is sought to remove the existing roller shutter at the Ashburner Street loading bay of Bolton Central Library and replace it with a set of double fire exit doors with a louvre above to match the existing external appearance of the building
- The works are considered to be entirely beneficial in terms of the character and appearance of the area and the significance of the heritage asset.
- The application is before Planning Committee as the application site is Council-owned and the project is Council-led.
- The proposal is recommended for approval subject to a limited number of conditions.

Proposal

1. Planning permission is sought to remove the existing roller shutter at the Ashburner Street loading bay of Bolton Central Library and replace it with a set of double fire exit doors with a louvre above to match the existing external appearance of the building.
2. As part of the works proposed under application ref: 13794/22 the loading bay would be replaced by a new fire evacuation route.

Site Characteristics

3. Bolton Central Library is located at the southern end of the Le Mans Crescent building. Constructed in the 1930s to a design by Bradshaw, Gass & Hope, it was originally known as the "Civic Centre" but was renamed Le Mans Crescent in 1974 to celebrate one of Bolton's twin towns. It was Grade II listed in 2002.
4. The building is within the Town Hall Conservation Area and is within the setting of Bolton Town Hall (Grade 2* listed).

5. The part of the building affected by the proposed development is limited to the loading bay facing south (Ashburner Street)

Policy

6. The Development Plan - Core Strategy Policies: CG3 The Built Environment, TC11 Design in Bolton Town Centre
7. Other Material Considerations - National Planning Policy Framework 2021, Supplementary Planning Documents: General Design Principles.

Analysis

8. Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with policies in the Development Plan unless material considerations indicate otherwise.
9. Applications which are not in accordance with Development Plan policies should be refused unless material considerations justify granting permission. Similarly, proposals which accord with Development Plan policies should be approved unless there are material considerations which would justify a refusal of permission. It is therefore necessary to decide whether this proposal is in accordance with the Development Plan and then take account of other material considerations.
10. The sole impact of the proposal is:
 - impact on the character and appearance of the area and on the significance of the heritage asset

Impact on the Character and Appearance of the Area and on the Significance of the Heritage Asset

11. Policy CG3 of the Core Strategy states that the Council will expect development proposals to contribute to good urban design, conserve and enhance local distinctiveness and be compatible with the surrounding area, in terms of scale, massing, grain, form, architecture, street enclosure, local materials and landscape treatment.
12. Policy CG3.4 of the Core Strategy states that the Council will conserve and enhance the heritage significance of heritage assets and heritage areas, recognising the importance of sites, areas and buildings of archaeological, historic, cultural and architectural interest and their settings.
13. Core Strategy Policy TC11 relates specifically to development in Bolton Town centre and states that the Council and its partners will protect, strengthen and enhance the distinctive townscape qualities of Bolton town centre.
14. Section 2 of SPD 'General Design Principles' sets out the Council's aim to protect listed buildings, including protection from inappropriate alteration.
15. The accompanying application for Listed Building Consent is supported by a detailed Heritage Statement Significance Appraisal & Impact Assessment carried out by Stephen Levrant Heritage Architecture Ltd., a specialist practice of conservation architects, surveyors, planners and heritage consultants which specialises in the historic environment.
16. The Heritage Statement considers the existing roller shutter door to be a negative component and that the proposed alteration will introduce a more appropriate style of opening which takes cues from the materiality and proportions of the original facade. It suggests that stonework samples will be agreed prior to works being carried out

17. The Council's Conservation & Design Officer concurs with the above assessment, advising that the works would have an overall beneficial effect on the appearance of the listed building and would enhance the heritage asset.
18. The removal of the existing roller shutter and its replacement with a set of double fire exit doors with louvre is considered to have a small but beneficial impact on the character and appearance of the area. and on the significance of the heritage asset.

Conclusion

19. The removal of the existing roller shutter and its replacement with a set of double fire exit doors with louvre is considered to have a small but beneficial impact on the character and appearance of the area. and on the significance of the heritage asset.
20. No harm has been identified that requires balancing against the public benefits of the proposed works.
21. The proposal is recommended for approval.

Representation and Consultation Annex

Representations

No representations have been made

Consultations

Conservation & Design Officer

Planning History

None relevant.

Recommendation: Approve subject to conditions

Recommended Conditions and/or Reasons

Subject to the following conditions, which have been imposed for the reasons stated:-

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

Reason

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

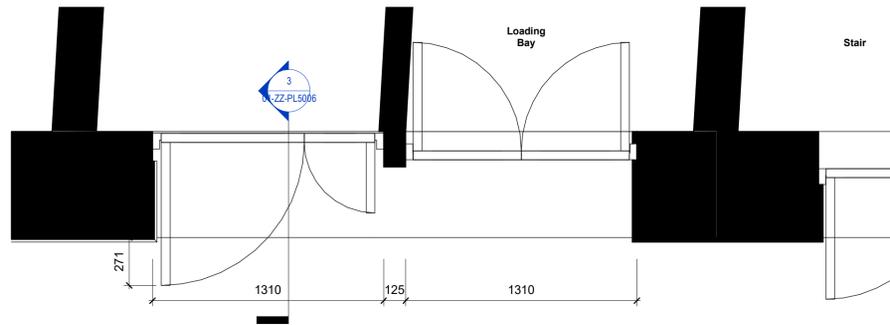
- 2 The development hereby permitted shall be carried out in complete accordance with the following approved plans:

BLR-JMA-01-00-DR-A-PL5003-S4-P01_Proposed Escape Ramp
BLR-JMA-01-ZZ-DR-A-PL0002-S4-P01_Existing and Proposed Elevations
BLR-JMA-01-ZZ-DR-A-PL0003-S4-P01_Existing and Proposed Building Sections
BLR-JMA-01-ZZ-DR-A-PL0004-S4-P01_Site Plan
BLR-JMA-ZZ-ZZ-DR-A-PL5006-S4-P01_Proposed Loading Bay Infill
BLR-JMA-ZZ-ZZ-RP-A-PL0005-S4-P01_Design and Access Statement

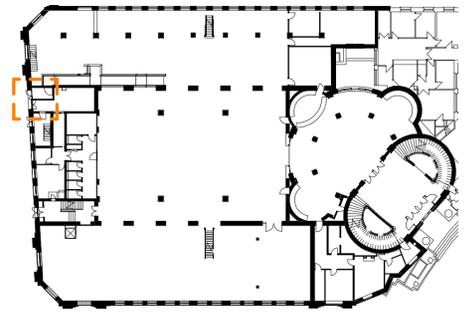
Reason

For the avoidance of doubt and in the interests of proper planning.

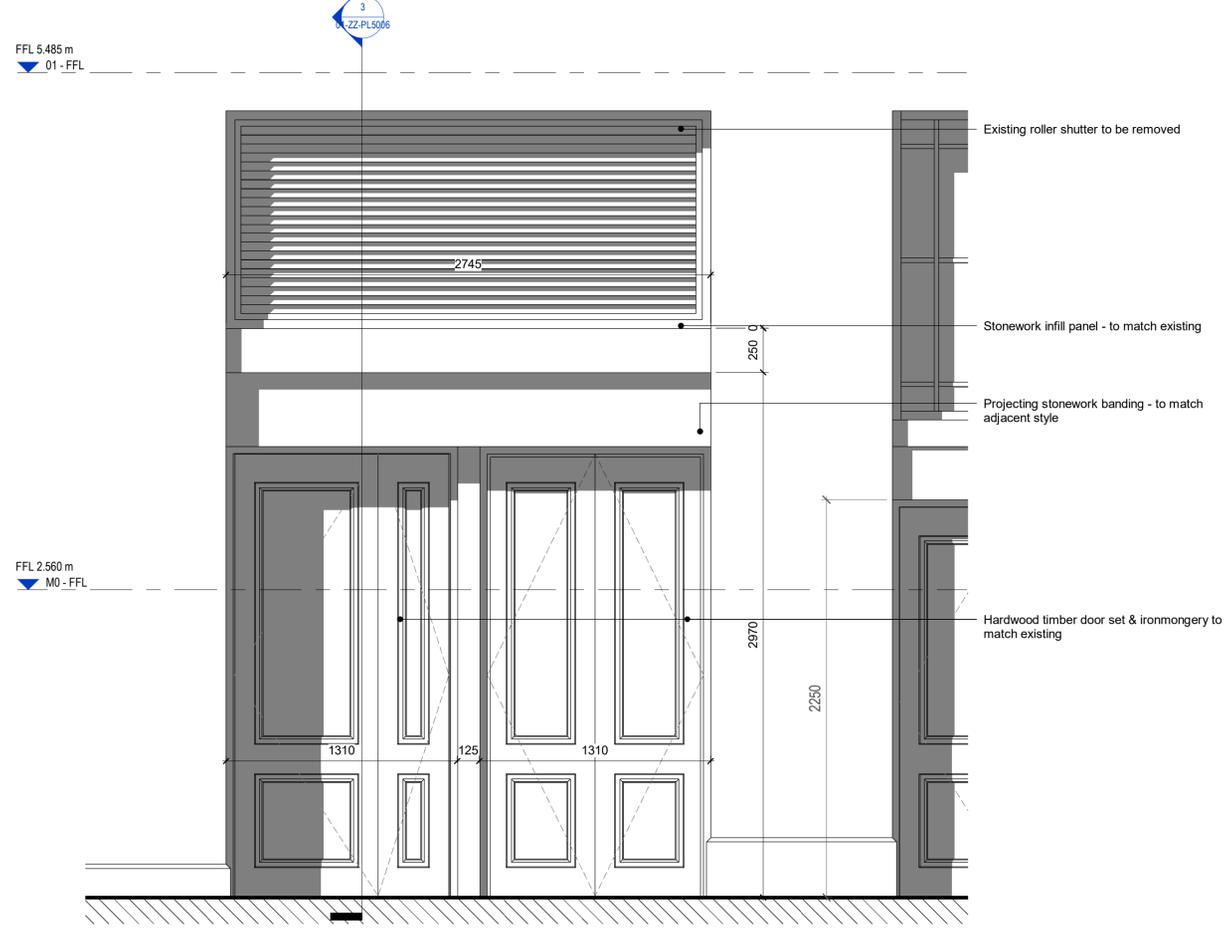
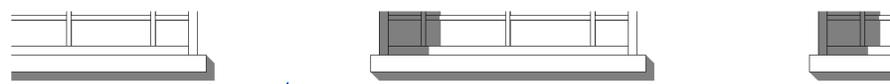
Notes:
 1. This drawing should not be scaled, figured dimensions only to be taken
 2. should any discrepancies be found with this drawing, please inform this office.
 3. Copyright of this drawing is owned by JM Architects.
 Structural information indicative only. To be confirmed by Structural Engineer.



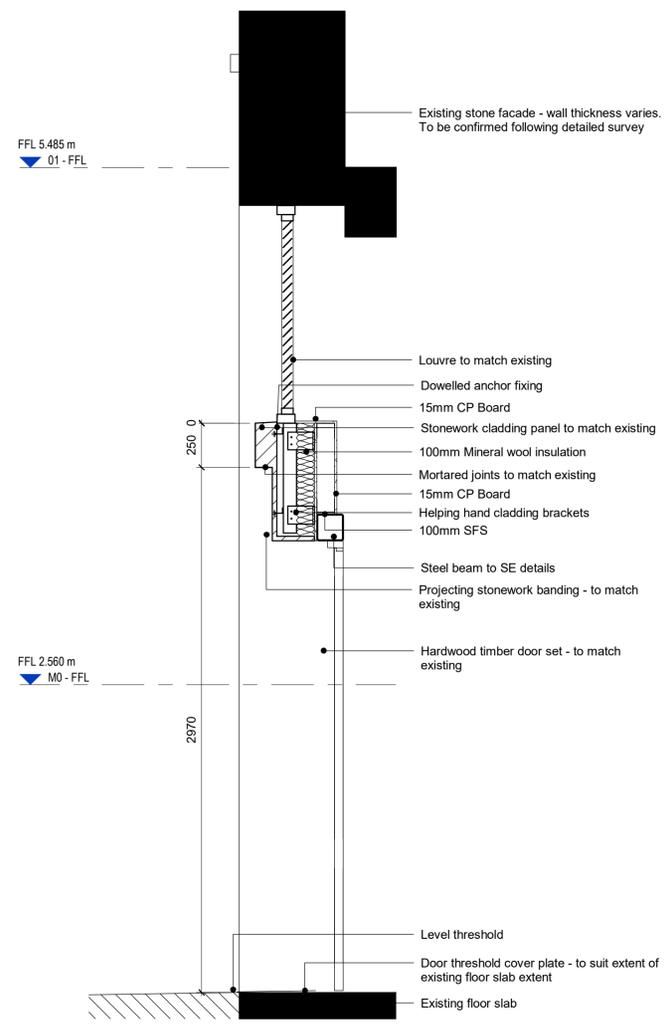
1 Loading Bay Infill - Plan
1 : 20



Key Plan - Level 00



2 Loading Bay Infill - Elevation
1 : 20



3 Loading Bay Infill - Section
1 : 20



Existing Loading Bay

P01	First Issue for Planning	2022-05-06	MW	DJ
Rev	Description	Date	Drn By	Chk By

jmarchitects

Project: **Bolton Library**
 Title: **Proposed Loading Bay Infill**
 Client: **Bolton Council**
 Purpose: **For Planning Approval**
 Drawing Number: **BLR-JMA-01-ZZ-DR-A-PL5006**

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Scale: **1:20 @ A1**

Project - Originator - Volume - Level - Type - Role - Class&Number	Status	Revision	JMA Project Number
BLR-JMA-01-ZZ-DR-A-PL5006	S4	P01	6783