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MIKE HOLMES

Director: Planning, Transport & Regulation Services

Your ref:
Our ref: PT/AE/DMJ

This matter is being dealt with by: Andrew England
e-mail: planning@bournemouth.gov.uk

13 March 2015

Dear Member

**PLANNING BOARD MONDAY 16 MARCH 2015
SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION
PREVIOUSLY CIRCULATED ON 6 MARCH 2015**

In accordance with the agreed procedures, I attach hereto an addendum sheet showing recommendations and other details in respect of the Schedule of Applications circulated to all Members of the Council.

Any observations on the contents of this addendum sheet should be sent to Legal & Democratic by 10.00 a.m. on the day of the meeting, in order that they may be considered by the Planning Board on that day.

Yours sincerely

Andrew England

**Head of Planning
Planning, Transport & Regulation**

To: All Members of the Council

at the heart of your
Community

PLANNING BOARD

16 March 2015

Agenda Item 7

Item No.	Report No.	Address
02	7b	British Legion Club 143 Ashley Road

Amendment/Alteration:

Amend Report: At section entitled 'Representations' –paragraphs 69 & 70 – amend as follows: immediately after paragraph number 69 replace number'5' with '36' so that revised wording of following sentence reads:

'36 representation of Objection have been received together with a letter of petition containing 29 signatories raising the following grounds including a call in from Councillor Filer (ward member) & 7 other representation of comment from previous objectors:'

and after bullet point 6 listing grounds of objection insert the following additional grounds of objection:

- *Parking survey flawed and misleading*
- *Existing club use not used as intensively as stated*
- *Provide an un-neighbourly use*
- *Accommodation constitutes poor living environment*
- *Proposals will add to deprivation within the area*
- *Harmful to existing residential amenity –overlooking loss of privacy*
- *Adverse impact on safety of children in local school*
- *Area does not have capacity to carry an intensive use as proposed*
- *Reduction in units does not resolve previous objections given impact of other uses including football parking*

Immediately after paragraph number 70

replace number '12' with '28' so that revised wording of following sentence reads...

'28 representations of Support have been received raising the following grounds:'

And after bullet point 5 listing reasons for support insert the following additional reasons of support:

- *Would bring an empty building make into good use to the benefit of new homes and the area*
- *New homes would suit first time buyers and young people where need exists*

Other: In respect to the wording of conditions as set out in the Recommendation section the legal officer has requested a number of revisions to the wording of conditions 4, 5, 8 and 12 and the legal officer will provide an update to Members at the meeting if requested.

05 7e 1354 Christchurch Road

Amendment/Alteration:

Amend Report: After the list of conditions at the end of the recommendation section of the Report, supersede/replace the first plan entitled:

'Site, block & location plans reference 8368/300 rev C' with

'Site, block & location plans reference 8368/300 rev D'

The superseding 'D' revision plan adjusts the alignment of the red line along part of the boundary formed with 1356 Christchurch Road -identifying the development site- excluding land previously included as taking in part of the adjoining property at 1354 Christchurch Road.

Attach:

- Revised Drawing - Site, block & location plans reference 8368/300 rev D

06 7f Radcliffe Court 51 Manor Road

Amendment/Alteration:

Under section headed 'Representations' immediately after paragraph numbering 236 delete '5' and replace with '6' so that sentence reads:

236. 6 letters of objection have been received from:

and then under revised paragraph 236, insert at end of list of named objectors after George Meyrick the following words, '*& The Victorian Society*' & omit words '&' before resident & George, so that sentence reads:

'English Heritage, Bournemouth Civic Society, Ancient Monuments Society, a resident of Toft Mansions, George Meyrick and The Victorian Society.'

and then after final sentence of summary of grounds of objection of George Meyrick under paragraph 236 and immediately before paragraph 237 insert the following wording:

'The Victorian Society object to the current proposals repeating the previous grounds submitted in respect to the 'K' scheme as set out in their letter dated 17 April 2014. The grounds of objection are summarized below:

The survival of Radcliffe Court –an imposing Victorian building-is important as it acts as evidence of Bournemouth's development and is a vital part of the area's heritage. It should be retained and reused ensuring that the East Cliff Conservation Area is preserved.

The proposals do not satisfy the tests under paragraph 133 of the NPPF in that the proposals will not result in substantial benefits which outweigh the harm to the conservation area and wider community is not outweighed by new housing provision. No justification as to why the building cannot be retained has been provided and the structural necessity of demolition is poorly supported.'

Commentary:

These issues are fully addressed within paragraphs 61-187 of this report.'


Attach: A copy of the letter from The Victorian Society.

NOTES


- 1 The contents of this drawing are confidential
- 2 Do not scale. Figured dimensions only. Use knots.
- 3 Construction must verify all dimensions using total station, theodolite or similar surveying method and making any adjustments.

LEGEND


SITE BOUNDARY




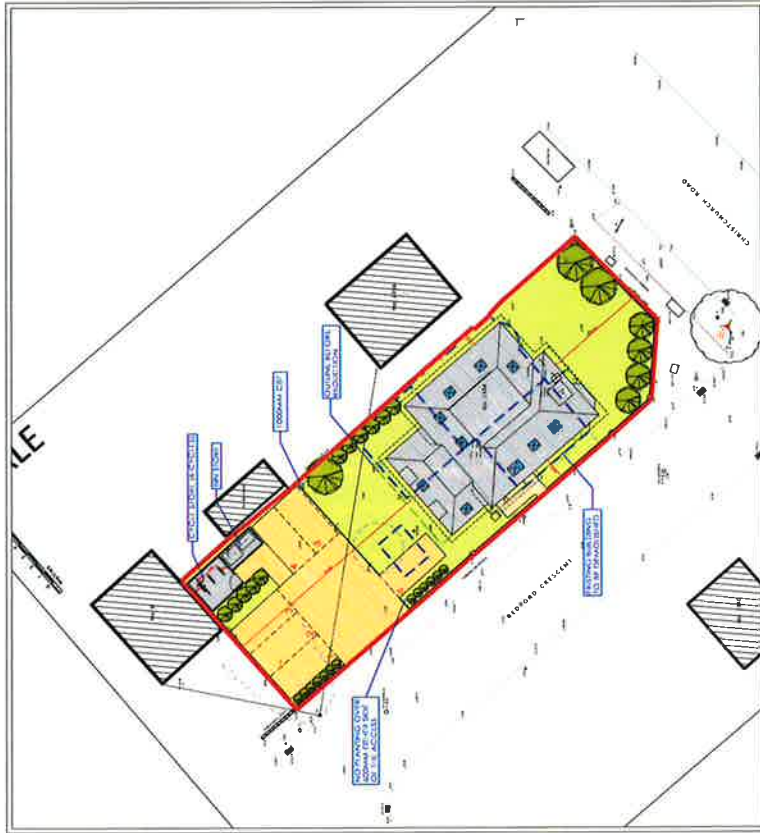
EXISTING BUILDING TO BE DEMOLISHED



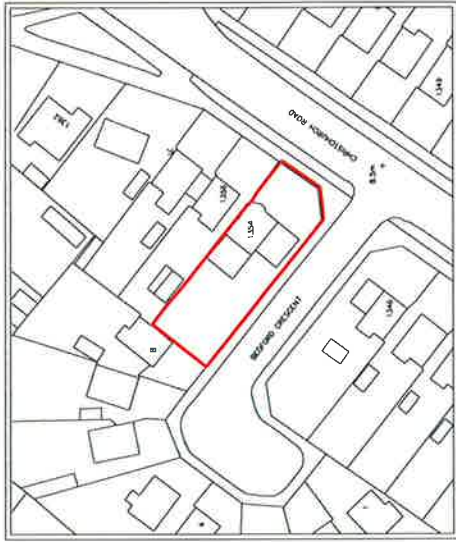
PROPOSED PLANTING



TREE TO BE REMOVED

PROPOSED SITE PLAN SCALE 1:200
 BASED ON TOPO SURVEY INFORMATION



BLOCK PLAN SCALE 1:500
 BASED ON ORDINANCE SURVEY INFORMATION
 PLEASE NOTE DISCREPANCY BETWEEN TOPO & OS INFO
 Ordnance Survey Licence No: 100007080



LOCATION PLAN SCALE 1:1250
 BASED ON ORDINANCE SURVEY INFORMATION
 PLEASE NOTE DISCREPANCY BETWEEN TOPO & OS INFO
 Ordnance Survey Licence No: 100007080

SCHEDULE

SITE AREA = 0.133 ACRES
 = 0.054 HECTARES

4 X 1 BEDROOM FLATS
 1 X 2 BEDROOM FLAT
 1 X 2 BEDROOM MAISONNETTE
 6 X PARKING SPACES

No.	Description	Date	By
C	MINOR AMENDMENT	05/03/15 GR	
D	PARKING SPACE WIDTH	04/02/15 GR	
E	REDUCED AND PLANNING	04/02/15 GR	
F	REPERCUSSO	04/02/15 GR	
G	DIMENSIONS ADDED TO	04/02/15 GR	
H	PARKING SPACES		

PROPOSED DEVELOPMENT
 1354 CHRISTCHURCH ROAD
 BOURNEMOUTH
 BH7 6EE



SITE, BLOCK, & LOCATION PLANS

Scale	As Shown @	Checked	GR
Scale	JANUARY 2015	GR/JA	
Scale	8368 / 300	A/B/C/D	

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Conservation Adviser
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THE VICTORIAN SOCIETY

The champion for Victorian and Edwardian architecture

Richard Cable
Planning and Transport
Town Hall Annexe
St Stephen's Road
Bournemouth
BH2 6EA

Your reference: 7-2013-12459-J
Our reference: 2014/04/009

17 April 2014

planning@bournemouth.gov.uk

Dear Mr Cable

**RE: Radcliffe Court, 51 Manor Road (East Cliff Conservation Area, 1870s);
demolition**

Thank you for consulting the Victorian Society on this application. We **object** to the application, which would mean the loss of a grand villa which would lend itself to restoration and reuse, and cause harm to the conservation area.

Radcliffe Court is a large and imposing building which was one of a number of villas built in the East Cliff area of Bournemouth in the late nineteenth century. It retains its general structure remarkably well, having been converted into flats several decades ago. It has a belvedere tower and very large porte cochere, which give the building a real sense of grandeur befitting its scale. It has good quality brickwork, and decorative string courses and plasterwork to the porte cochere. The grounds retain some original features, such as a flight of steps joining the two levels of the garden, which make a real contribution to maintaining the overall setting of the building and its original identity as a large single home.

Radcliffe Court was originally one of many villas along Manor Road. The immediate vicinity of the building lost many of its villas in the 1960s and 70s, but the villa plots have still broadly been respected. The survival of one of these attractive, substantial buildings acts as evidence of Bournemouth's development, and in conjunction with the surviving plots is particularly coherent and valuable.

The East Cliff Conservation Area does not have a formal character appraisal. However, there can be no doubt that this remaining Victorian villa, in its original external form, in an area which has lost a good number of its historic buildings, is a vital part of the area's heritage. We therefore contend that the complete loss of this building would cause significant harm to the conservation area, a designated heritage asset.

The structural survey of the building concludes that the roof structure would probably (not certainly) require rebuilding. However, the conclusion in the design and access

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Griff Rhys Jones
Fiona MacCarthy OBE

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statement, that all except the inner skin of the building would need to be rebuilt (and thus that the whole building may as well be demolished), is an unconvincingly great leap from the structural engineer's conclusions. Although the engineer does raise concerns about some small areas of the external envelope, there is no suggestion that the majority of the brickwork is not solid; the statement made is merely that "it is **likely** that **some areas** will require to be taken down and rebuilt" (AKS Ward Structural Report, conclusion at 4.2 – my emphasis). Indeed, recent photographs of the building support a different conclusion – that despite some small cracks to lintels, the external envelope is in remarkably good condition, particularly for such a neglected structure. The villa was almost certainly expensively built, and has survived for close to 150 years; without very convincing evidence to the contrary, we would doubt that it is now unable to function as a building after the necessary repair work is completed.

According to the NPPF section 133, a proposal that would cause substantial harm to a designated heritage asset (the conservation area) should be refused;

"...unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits which outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use."

(NPPF section 133)

Substantial public benefits are not being gained which will outweigh the harm, as the damage to the conservation area, and thus the wider community, is not outweighed by the gain in housing. Furthermore, no justification has been given for why the building cannot be retained and once more used as apartments, gaining similar benefits to the proposal but without the loss. The structural necessity of demolition is poorly supported.

We therefore recommend that the application is **refused**. Radcliffe House should be retained and reused, to ensure the Conservation Area is preserved and can boast this attractive historic building for years to come.

Yours sincerely

Kathy Clark
Conservation Adviser