

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

10 May 2017

Item: 3

Application No.:	17/01159/LBC
Location:	Maidenhead Public Library St Ives Road Maidenhead SL6 1QU
Proposal:	Consent to install three acoustic meeting pods
Applicant:	The Royal Borough of Windsor And Maidenhead
Agent:	Not Applicable
Parish/Ward:	Maidenhead Unparished/Oldfield Ward
If you have a question about this report, please contact: Jessica Stileman on or at jessica.stileman@rbwm.gov.uk	

1. SUMMARY

- 1.1 The proposals are designed to create three private meeting rooms for a 'one-stop-shop' for a merged library and customer services centre. The proposed alterations would preserve the architectural merit of the Listed Building in compliance with both National and Local Plan Policy.

It is recommended the Panel grants Listed Building Consent with the conditions listed in Section 10 of this report.
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2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The library is a dynamic modern building sited on St Ives Road, which runs southwards from the High Street towards the railway. It lies on the edge of the close knit historic town centre, now undergoing redevelopment, and is in an area associated with municipal buildings, notably the Town Hall, which stands on the west side of the road directly opposite the library. The building is just outside the southern boundary of the Maidenhead Town Centre Conservation Area. The site slopes steeply down to the east where there is a stream and a grassed amphitheatre space alongside it. The far bank of the stream is now intensively developed for flatted residential use. Views of these areas can be clearly enjoyed from the library.
- 3.2 A public library which was designed in 1967-8, by Ahrends, Burton and Koralek, architects; the partner in charge was Paul Koralek, and the job architect Gareth Wright; the engineers were Felix, Samuely and Partners. It was built in 1970-3 of reinforced concrete frame with suspended floor slabs on piled foundations. It has a clear span, space frame roof, of welded joints using MS circular hollow tubes, maximum diameter of three inches. The roof, of 80ft clear span and 112' 6" overall width, is supported on eight cruciform reinforced concrete columns set outside the building.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Below is a list of the most relevant planning history:

Ref.	Description	Decision and Date
16/00360/LBC	Consent for upgrade of electrical supply system to interior and addition of window actuation system.	PERM 19.03.2016.

07/02961/LBC	Consent to undertake improvements and upgrading of access routes to building including surfaces, ramp gradient, handrails and stepped access.	SSPER 24.01.2008.
07/02960/FULL	Improvements and upgrading of access routes to building including surfaces, ramp, gradient, handrails and stepped access.	PERM 20.12.2007.
04/41498/LBC	Internal refurbishment and remodelling, external refurbishment, external plant enclosure and associated ancillary and external works.	WDN 26.06.2006.
04/41497/FULL	Internal refurbishment and remodelling, external refurbishment, external plant enclosure and associated ancillary and external works.	PERM 20.05.2004.
01/36787/FULL	Change of use of part of Library to Internet Cafe (to provide Internet and Computer access, sell hot and cold beverages, sandwiches, jacket potatoes, newspapers, stationery etc. including use of patio area adjoining).	REF 12.09.2001.

- 4.1 The proposals are designed to create three private meeting rooms for a 'one-stop-shop' for a merged library and customer services centre. The proposed private acoustic booths consist of new internal sound-proofed booths constructed of an aluminium powder-coated framework to match the existing internal exposed steelwork with fabric finish to the walls and glazed front panels which would be partly obscured with frosted glass. The booths are self-contained and come complete with their own electrical services within the roof void sections which contain lights and a services 'power-bar' which can be directly connected to the existing library services.
- 4.2 Private booths 1 and 2 would be located in an existing alcove between two brick piers. The works would require the removal of all existing wall-mounted library shelves from the alcove and removal of the existing conduit; the shelves and conduit are not of any architectural or historic interest. The ceiling to the rear of the booth is designed to be shaped to match the slope of the existing plasterboard ceiling to the rear and would be affixed to this ceiling. Each pod would be 2956mm wide making a full width of 5992mm with a booth height of 2210mm plus a false roof of 470mm height.
- 4.3 Private booth 3 would be a single booth with a glazed front which is partly frosted. The front elevation of the booth would be 1902mm wide and 2100mm in height. The screen would be fixed to the brickwork within the existing mortar joints.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework Sections

The NPPF (paragraph 128) requires applicants:

‘to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance’.

Paragraph 131 of the NPPF states that, local planning authorities should take into account:

‘the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation’.

Paragraph 132 of the NPPF states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Paragraph 134 states that:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Royal Borough Local Plan

5.2 The main strategic planning considerations applying to the site and the associated policies are:

Listed Building
LB2

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i How the proposals affect the significance of the Listed Building.

How the proposals affect the significance of the Listed Building.

6.2 The significance of the building is found within its distinctive and open architecture by Ahrends, Burton and Koralek architects. Built in 1970-3 the building broke trends of closed library designs to something much more social. The architecture is purposefully open to encourage user relationship and to increase visibility. The architecture is also of special interest as it embraces exposed materials. The structure of the building can be read as part of the design whilst external materials are boldly continued to the interior. The architectural materials and space are further emphasised by the beautiful clerestory windows which allow light to flow freely within the building and increase that sense of openness.

6.3 Although the pods to be inserted into the building will have some impact on the openness of the space, this impact is minimal as the design is sensitive and is set back into existing alcoves. The social visibility, architectural materials and the clerestory lit space will not be affected so long as the installation of the pods is detailed well and the external booth materials are natural. This can be secured by condition. (See condition 2 and 3).

- 6.4 The proposed booths are self-contained and reversible with minimal direct effects on the fabric of the building. As a modern public library, the building has been subject to a number of other semi-permanent additions to the interior which are considered to facilitate the normal functioning of a library and help to sustain the building in its original function. The proposals are therefore considered to have a wider public benefit of sustaining the building in its original, economic use and do not harm the significance of the Listed Building.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

The case officer posted a notice advertising the application at the site on 11th April 2017. No letters of support or objection have been received.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Conservation	No objection subject to conditions.	6.2 – 6.4

Other consultees

Consultee	Comment	Where in the report this is considered
Historic England	<p>Thank you for your letter of 12 April 2017 regarding the above application for listed building consent. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.</p> <p>It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.</p>	6.2- 6.4

8. APPENDICES TO THIS REPORT

Appendix A - Site Location

Appendix B - Elevations and Sections of proposed booths

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED REASONS

1. The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
2. Prior to the commencement of work, samples of the following shall be submitted to and approved in writing by the Local Planning Authority:
 - i) the Aluminium metal framework
 - ii) all external finishes of the pods

All materials incorporated in the work shall match the approved samples. The proposed development shall be carried out and permanently maintained in accordance with the approved details.

Reason: To protect and preserve the character of the listed building. Relevant Policies - Local Plan LB2

3. Prior to the commencement of work, details of the proposed internal fixings to the surrounding walls and ceilings and method statement for their installation are to be submitted to and approved in writing by the local planning authority. Reason: To protect and preserve the character of the listed building. Relevant Policies - Local Plan LB2