

LISTED BUILDING CONSENT

Application Number: LB/2019/0949

73 Birmingham Road

Listed Building Consent for Removal of existing non-permitted extract flue and replace with lower level cowl terminal.

WITHIN GREEN BELT?	No
VISIBLE FROM GREEN BELT?	No
WITHIN CONSERVATION AREA?	No
LISTED BUILDING?	Yes
WERE ADJOINING NEIGHBOURS NOTIFIED	Yes
ANY LEVEL CHANGES TO NOTE	No
PRINCIPAL CLP POLICY	DE1, HE2

POLICY:

The Local Plan 2016 to 2031 was adopted by Full Council on 5 December and was formalised on 6 December.

National Planning Policy Framework 2019

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

Site Notice posted 07/05/2019.

Press Notice posted 16/05/2019.

No representations received.

Conservation- No objections

RELEVANT HISTORY

- S/1972/0325-Cov-Ref.-AD/3759 Refused - 17/05/1972 Display of illuminated Inn signs
- S/1983/1259-Cov-Ref.-G/C/L/17824/A Approved - 08/04/1983 New gallows bracket to pictorial sign; additional lantern
- L/1991/0127-Cov-Ref.-C/L/17824/C Approved - 28/03/1991 Construction of patio and patio retaining wall
- L1993/0269-Approved 11/11/1993: Alterations including glazed enclosure of seating area at rear and new pitched roofs
- L/1993/0437-Cov-Ref.-C/L/17824/E Approved - 11/11/1993 Alterations including glazed enclosure of seating area at rear and new pitched roofs
- R/2007/1492-Cov-Ref.-54101 WITHDRAWN - 11/02/2010 Erection of a smoking shelter

ISSUES/COMMENTS/CLARIFICATION

This application relates to the Rainbow Inn a Grade II Listed Building located on Birmingham Road. The Listed is as follows; 2. Early C19 whitewashed brick refronting of earlier timber framed structure of circa 1680 with framework exposed on east side. Some early stonework below. 1 storey and attics, 2 storey wing on right. 2:1 casement windows, glazing bars, cambered relieving arches. Old and machine tiled roofs with corbelled brick cornice, 2 gabled casement dormers. No glazing bars to ground floor window on right. Stone ingle-nook fireplace.

The proposed works relate to the removal of an existing stainless-steel extract flue to be replaced with a weather proof cowl in a black finish.

Policy DE1- 'All development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.'

Policy HE2- 'Development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their Siting, massing, form, scale, materials and detail.'

It is proposed to remove the flue and instead install a black weatherproof cowl. This is to the rear and not to be visible to the principle elevation. Overall, this will generally rationalise the visual impact the extraction has caused. However, whilst the weatherproof cowl has been indicated on the drawings there is no specific detail on its design and finish. The Conservation Officer would require large scale details, or manufacturer's details of the cowl & a condition is recommended requiring further details. Thus, the proposal is considered to be of an acceptable design and accords policies DE1 and HE2 of the Coventry Local Plan 2016. The Conservation Officer has no objections to the proposal.

Therefore, it is considered that the proposal will preserve the character of the Listed Building complying with Policies DE1 and HE2 of the Coventry Local Plan. Therefore are not considered to result in a detrimental impact upon the appearance and character and the architectural or historic interest of the building or its setting.

CONCLUSION

In view of the acceptable design, scale and siting the scheme would accord with the development plan policies and therefore the application is recommended for approval.