

Application Number:	P/LBC/2022/04251		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	The Little Keep Barrack Road Dorchester Dorset DT1 1SQ		
Proposal:	Works to the Orderly room only. Remove existing end grain wood block flooring and bitumen base. Lay new DPM and limecrete base supply and lay new end grain wood blocks to match removed blocks.		
Applicant name:	Dorset Council		
Case Officer:	Tobias Carleton-Prangnell		
Ward Member(s):	Cllr Biggs		
Publicity expiry date:	4 October 2022	Officer site visit date:	07/10/2022
Decision due date:	25 October 2022	Ext(s) of time:	

1.0 Dorset Council represent both Applicant and Agent of the application.

2.0 Summary of recommendation: GRANT

3.0 Reason for the recommendation:

The significant public benefit of enabling the public to use this part of the building, would outweigh the less than substantial harm to the significance of the asset, through the removal of the historic floor.

4.0 Key issues

Issue	Conclusion
The impact on the historic fabric	Less than substantial harm, which would be outweighed by public benefit.

5.0 Description of Site

The Little Keep [NORTH WEST BLOCK OF FORMER INFANTRY BARRACKS]
(Grade II, 1292324)

Significance

- **architectural interest** - 1876-1877. Architect possibly Major A C Seddon, head of War Office design branch at this date. Rock-faced Portland. Ashlar

dressings. 3-storey gatehouse connected by 1-storey wings to 2-storey end pavilions. Bands. Crenellated parapet to gatehouse. Pitched slate roofs, hipped to pavilions. Gatehouse has 3-centred archway flanked by round-headed lancets: 1st floor has four round-arched sashes with glazing bars, centre two in round-headed relieving arch: 2nd floor has three round-arched sashes with glazing bars. Wings have six round-arched sashes with glazing bars each. End pavilions have three ranges each. All windows linked by hoodmoulds.

- **historic interest** owing its construction in response to the Cardwell Reforms and the localisation of British military forces.
- Elements of **setting** which contribute to its significance include:
 - the spatial and historically functional relationship with encompassing military buildings and The Keep
 - the visual experience from the building and grounds (historically parade grounds) toward the barracks and associated, encompassing buildings

6.0 Description of Development

Works to the Orderly room only. Remove existing end grain wood block flooring and bitumen base. Lay new DPM and limecrete base supply and lay new end grain wood blocks to match removed blocks.

7.0 Relevant Planning History

N/A

8.0 List of Constraints

LB - NORTH WEST BLOCK OF FORMER INFANTRY BARRACKS listed building grade G2. HE Reference: 1292324 - Distance: 0

LB - Grade: II Listed Building: NORTH WEST BLOCK OF FORMER INFANTRY BARRACKS List Entry: 1292324.0; - Distance: 1.77

CON - Application is within a conservation area - Distance: 0

CON - DORC, Dorchester Conservation Area - Distance: 65.79

DESI - Scheduled Monument: Poundbury Camp, associated monuments and section of Roman aqueduct. (List Entry: 1013337); - Distance: 118.79

DESI - Scheduled Monument: Dorchester Roman walls (List Entry: 1002449); - Distance: 274.69

DESI - Scheduled Monument: Colliton Park Roman house (List Entry: 1002721); - Distance: 346.49

Grade II listed building (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990)

Within the Dorchester Conservation Area (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990)

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

Dorchester Town Council

Considered by Dorchester Town Council at the Planning and Environment Committee meeting held on 3 October 2022.

No objection.

Representations received

Total - Objections	Total - No Objections	Total - Comments
0	0	0

10.0 Relevant Policies

National Planning Policy Framework in particular section 16, paras. 194-208

The Planning (Listed Buildings and Conservation Areas) Act 1990- section 16 includes a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Adopted West Dorset and Weymouth & Portland Local Plan:
The following policies are considered to be relevant to this proposal:

- ENV4 – Heritage assets

Other material considerations

National Planning Practice Guidance

The Dorset Council Local Plan Options Consultation took place between January and March 2021. Being at a very early stage of preparation, the Draft Dorset Council Local Plan should be accorded very limited weight in decision making.

11.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

No adverse impacts on people with protected characteristics have been identified. The replacement floor may be beneficial for people with mobility issues as it would provide a new and improved surface.

13.0 Financial benefits

N/A

14.0 Environmental Implications

N/A

15.0 Assessment

The significance of the historic asset is set out in Section 5 above. The orderly room forms part of a public space within The Little Keep. Historically the room was adopted as a storage facility for ordnance and as a result exhibits a bitumen

impregnated, timber end block floor. Based on this design, the immediate room and, to a lesser extent, neighbouring rooms are filled with an uncomfortably strong smell of bitumen that prevents reasonable use of the room as a public space. The proposal seeks to lift the original timber end block floor, apply a flooring screed to the existing, intact, concrete slab and re-lay a new timber end block floor stained to match the original historic floor finish. This is considered an appropriate intervention, with a view to reclaiming the room as a usable public space, and as such can be considered a positive enhancement to the designated heritage asset.

Officers consider that the works would result in less than substantial harm to the significance of the asset due to the loss of the historic floor. Where proposals result in less than substantial harm to the significance of a designated heritage asset, decision-makers are required to weigh this harm against the public benefits of the proposal including (where appropriate) securing optimum viable use. However, this weighing-up must take into account the need to give 'great weight' to the conservation of designated heritage assets and recognise that any harm to the significance of a designated heritage asset requires 'clear and convincing justification'.

The proposed scheme is perceived to exhibit public benefit as a result of associated, proposed works. The public benefit in this case is the ability for the public to make use of this part of the building. As stated, the current floor and the resulting strong smell, has rendered this part of the building unusable. This benefit is considered to be significant when considering the optimum use of the building and securing its future. The significant public benefit of facilitating the public use of the building is considered to outweigh the less than substantial harm that would result from the loss of the floor. During the removal of the original floor, the process should be recorded/ documented and the retention of a physical collection of example blocks should be retained and stored at the museum. This should be conditioned.

16.0 Conclusion

The proposed works are considered an appropriate intervention, with a view to reclaiming the Orderly room as a usable public space. Furthermore, works are considered to positively contribute toward the enhancement of the designated heritage asset in terms of ensuring that it has a functioning use. In conclusion, it is perceived that the application has been clearly and convincingly justified and there are no lesser measures that could secure this aim.

Officers consider that the significant public benefit in this case would outweigh the less than substantial harm, and that the application has been clearly and convincingly justified.

17.0 Recommendation: Grant listed building consent subject to the following conditions:

1. The work to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The works hereby consented shall be carried out in accordance with the following approved plans:

WD1B Wood Block Floor

Reason: To preserve the architectural and historical qualities of the building.

3. During the removal the original floor, the process shall be recorded/ documented, and a physical collection of example blocks, and the process of recording, shall be retained and stored at the museum.

Reason: To document and preserve the architectural and historical qualities of the building.