

Application Number:	P/LBC/2023/01913
Webpage:	https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=395727
Site address:	Greenhill Chalet Building, Weymouth
Proposal:	Change of colour of the painted metalwork from the existing blue to the original grey
Applicant name:	Greenhill Community Trust CIC
Case Officer:	Nicola Yeates
Ward Member(s):	Cllr Orrell

1.0 This application has been brought to committee as Dorset Council is the landowner.

2.0 Summary of recommendation: Grant subject to conditions.

3.0 Reason for the recommendation:

- The proposal would preserve and enhance the Listed buildings, their setting and the Conservation Area.

4.0 Key planning issues

Issue	Conclusion
Impact on Heritage Asset, Setting and Conservation Area	Positive Impact.

5.0 Description of Site

Greenhill beach chalet buildings form part of Greenhill Gardens which also features gardens, tennis courts and a bowling green.

The chalets front onto the Esplanade and the seafront and are located within the north-eastern section of the Weymouth Town Centre Conservation Area. The chalet buildings were Grade II Listed in 2008 due to their special architectural and historic interest (List Entry Number: 1392578).

The northern terrace of the chalet buildings is single storey with the bowling green above. The southern terrace is two storey with a café, seating area and tennis courts above. There is access to the facilities from Esplanade and from B3155 Greenhill road.

The Listing description states the buildings were constructed in 1923 of concrete with iron columns and railings, and part-glazed timber panelling. The Weymouth Town Centre Conservation Area Character Appraisal (2012) describes the ironwork to the chalet blocks as having a rhythm of round columns, with simple capital and decorated

spandrels with wheel ornamentation. The upper decks have original angled posts with more modern metal balustrading.

6.0 Description of Development

The proposal seeks a change to the colour of the painted metalwork from the existing blue to the original historic dark grey.

7.0 Relevant Planning History

None.

8.0 List of Constraints

Grade II Listed building BEECH CHALETS, GREENHILL GARDENS. HE Reference: 1392578 (*statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990*)

Within the Weymouth Town Centre 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

1. **Weymouth Town Council:** Objection - The Council wishes to object to the proposals on the grounds that retaining the current colour scheme aligns with the conservation zone as a whole.
2. **Melcombe Regis Ward Member:** No comment received.

Representations received

Total - Objections	Total - No Objections	Comments
0	9	The metalwork is in a poor state of repair and should be painted with the most suitable paint. Black / dark grey is the original historic colour.

10.0 Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990 - section 66 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.

Section 72 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

11.0 Relevant Policies

West Dorset Weymouth and Portland Local Plan 2015

The following policies of the Local Plan are considered to be relevant:

- ENV4 - Heritage Assets

Neighbourhood Plans

Weymouth Neighbourhood Plan - In preparation – limited weight applied to decision making

Other Material Considerations

Supplementary Planning Documents/Guidance

- Weymouth Town Centre Conservation Appraisal (2012)

National Planning Policy Framework (2021)

The following policies of the National Planning Policy Framework (2021) are considered to be relevant for this proposal:

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay.

Relevant NPPF sections include:

- Section 16 'Conserving and Enhancing the Historic Environment'- When considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 199). The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 203).

National Planning Practice Guidance

12.0 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.

13.0 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. The proposed change to the paint colour will not impact on people with protected characteristics.

14.0 Planning Assessment

Impact on Heritage Asset, Setting and Conservation Area

Greenhill Gardens are described within the Weymouth Town Centre Conservation Appraisal (2012) to be an effective link between Esplanade and Greenhill and are of prime importance in defining the “superior” character of the area. As noted within the Listing description, the chalet buildings are considered a rare example of elaborately designed beach facilities, representative of an influential period in the development of Weymouth’s seafront.

The heritage asset relevant to this proposal is the Grade II Listed beach chalet buildings, their setting and the Weymouth Town Centre Conservation Area. The proposal seeks to address the current poor state of repair of the existing ironwork and preserve with specialist paint. To enable the use of appropriate paint the colour would need to alter from blue to dark grey, this is due to the minimal number of colours to which the specialist paint is produced. The supporting documentation from GCT (C.I.C) gives a link to the data sheet for this specialist paint and examples of other coastal structures to which it has been applied.

The principle of the proposed works, painting the ironwork, would preserve and enhance this Listed building and therefore would not result in any harm to the significance of the Listed building. The proposed painting of the ironwork with specialist paint is supported.

The metalwork is currently painted blue, similar to various street furniture and features around the area, these all corresponded with the conservation zone colour theme created in 2012 for the Olympics. However, as demonstrated within the accompanying Design, Access and Heritage Statement, this was not the original colour of the

ironwork. In 1923, during construction, there is historic written evidence that the ironwork was painted Foliac grey and this is further confirmed by an historic postcard estimated to be dated c.1930s. This appears to have been the continuous colour of the ironwork right until 2012.

Page 82 of the Weymouth Town Centre Conservation Appraisal (2012) displays a photograph of the chalets with black painted metalwork and blue doors. The proposal would see the retention of blue doors enabling the building to retain connection with the conservation zone colours however Listed buildings are not required to tie in with street furniture and display boards. These chalet buildings were Listed for their architectural and historic interest with a key feature being the elaborate ironwork. The proposed works would not only preserve and enhance this ironwork but also reinstate the original historic colour.

It is considered that the proposal would preserve and enhance the heritage asset. The proposal would not be detrimental to the special architectural and historic interest and therefore would not result in harm to the significance of the Listed building. The proposed works would also improve the setting of this building and the surrounding areas and improve the character and appearance of the Conservation Area. Having regard to all of the above it is considered therefore that the development accords with Policy ENV4 of the adopted local plan and the NPPF.

15.0 Conclusion

The development has been assessed with regard to the policies of the West Dorset, Weymouth & Portland Local Plan (2015), the NPPF (2021) and all other relevant material considerations. It has been concluded that the proposal would preserve and enhance the Grade II Listed chalet buildings, their setting and the Weymouth Town Centre Conservation Area. In reaching this conclusion regard has been had to the duties under sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

16.0 Recommendation

GRANT subject to conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Location Plan – TQRQM23088112102856 DATED 29 Mar 2023

Existing Elevations – GCB 001

Existing Elevations – GCB 002

Proposed Elevations – GCB 003

Proposed Elevations – GCB 004

Design, Access and Heritage Statement (submitted 30/03/2023)

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

3. Prior to the commencement of the work(s) hereby approved details of the Micaceous Iron Oxide (MIO) coating and semi-gloss MIO finish shall be submitted to the Local Planning Authority and a test area prepared on site for inspection by the Local Planning Authority. Thereafter the development shall not proceed until the details and test area have been agreed in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the agreed details.

Reason: To ensure a satisfactory visual appearance and finish of the proposed works in the interests of the historic asset.

