

Covering letter / Supporting statement

PL/2022/09717 LBC

Change of use from Bank to boutique hotel with ancillary brasserie style restaurant and retail wine merchant at ground floor, including additional new accommodation at the rear of the building for kitchen and plant rooms, demolition of more recent elements and minor alterations to interior and exterior, together with the remodelling of stone boundary wall and adjacent access stair from service yard at rear to 1st floor flats of the Martingate Centre also integrating a new enclosure to conceal refuse bins, and the installation of a PV panel array at flat roof over ground and south facing pitched roof over 1st floors of the Martingate Centre with battery energy storage for the onsite generated electricity.

Condition 4

The proposed metal gates on the southern elevation shall not be installed until further details of their design has been submitted to and approved in writing by the Local Planning Authority:

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority in order that this element is of an appropriate design and quality, in the interests of preserving the character and appearance of the listed building and its setting.



South side elevation from Martingate Centre shopping precinct - Proposed

Approved elevation SA97 301 PL RevA with conditioned gate at left.

The approved application drawings show this gate in the stone boundary wall between the hotel garden/courtyard and the precinct as a decorative metal gate with a curved top rail and vertical bars allowing views through into the garden courtyard beyond. The similarly sized opening nearby in the same wall is also shown with matching bars and curved top rail above a half height stone which was discussed and agreed on site with Conservation Officer Guy Bentham-Hill on 7th Jan 2025. At the rear of the hotel similar style railings and double gates are shown between the hotel car park into the courtyard with decorative detail to all gates still to be finalised.



View from shopping precinct taken 2023 showing the opening in the southern boundary wall where the gate is to be installed

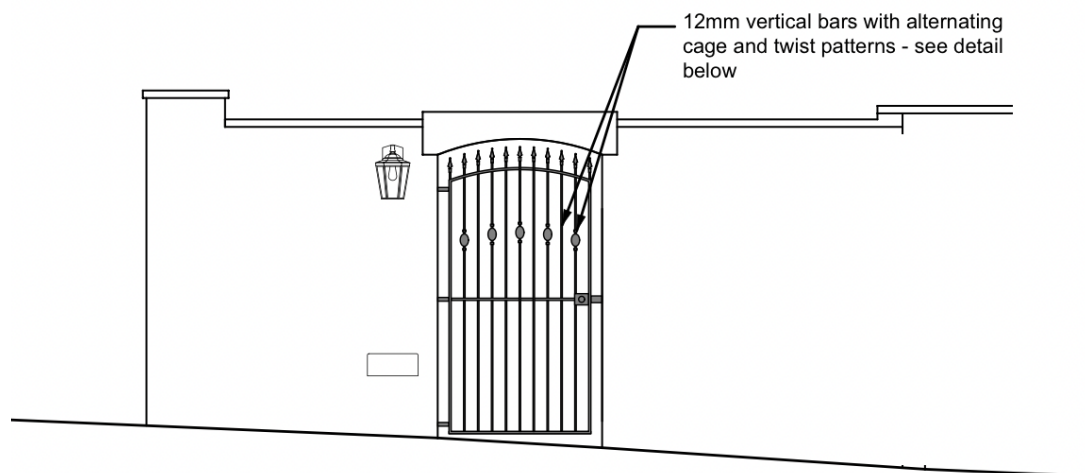


Current view with works active on site at 13 High St. Temporary protection is in place over the opening for site security until the gate is installed.

Only the gate in the south wall between the hotel garden courtyard and the shopping precinct is conditioned but the proposed traditional decorative style of all the railings and gates has been chosen to be complimentary to the appearance and setting of the listed building, is consistent throughout all gates and railings, and features a 40x10mm flat framework with curved top to the gates, vertical 12mm sq wrought iron bars with alternating cage and twist pattern topped by 4 sided safety finials . All gates are galvanised wrought iron with black powder coating for a long lasting maintenance free finish.



2023 photo of the opening in the wall.



Southern elevation of wall between the hotel garden courtyard and the shopping precinct with conditioned gate



Detail of 12mm sq wrought iron bars with alternating cage and twist pattern to be used in the gate.