

The application is for listed building consent for the repair or replacement of various roofing and high level stonework and other associated works.

Keele Hall is a Grade II* listed building which is situated within a Conservation Area as defined on the Local Development Framework Proposals Map. The application site is within the Grade II Registered Parkland and Garden of Special Historic Interest at Keele Hall.

The 8 week period for the determination of this application expires on the 26th May 2014.

RECOMMENDATION

Grant consent subject to the following conditions:

- 1. Standard time limit.**
- 2. Approved plans.**
- 3. Materials.**

Reason for Recommendation

The proposed development has an acceptable impact upon the special character, visual appearance and historic fabric of the listed building.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application

Discussions have taken place between the Councils Conservation Officer and the applicant prior to the submission of the application. The proposal is a sustainable form of development which requires no further revisions or alterations.

Policies and Proposals in the Approved Development Plan relevant to the decision:-

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (CSS) 2006-2026

Policy CSP1: Design Quality
Policy CSP2: Historic Environment

Newcastle-under-Lyme Local Plan (NLP) 2011

Policy B5: Control of development affecting the setting of a Listed building
Policy B6: Extension or Alteration of Listed Buildings
Policy B9: Prevention of harm to Conservation Areas
Policy B10: The requirement to preserve or enhance the character or appearance of a Conservation Area
Policy B13: Design and Development in Conservation Areas
Policy B14: Development in or adjoining the boundary of Conservation Areas

Other Material Considerations

National Planning Policy Framework (March 2012)
National Planning Practice Guidance (March 2014)

Supplementary Planning Guidance/Documents

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Supplementary Planning

Document (2010)

Relevant Planning History

None

Views of Consultees

The **Urban Design and Conservation Officer** comments that the application is essentially for repairs to the roof and windows with some minor internal alterations which will not have an effect on the special interest of the building. Discussions have taken place setting out principles, phasing and details prior to the submission of the application to which there are no objections.

The **Conservation Area Working Party** has no objections to the proposal.

Keele Parish Council has been consulted but no comments have been received by the due date so it must be assumed the Parish Council have no objections.

English Heritage comments that the application should be determined in accordance with national and local policy guidance, and on the basis of the Councils expert conservation advice.

Representations

None received.

Applicants/ Agents submission

The requisite plans and application forms have been submitted along with a Heritage Design and Access Statement.

The submitted information is available at the Guildhall and at www.newcastle-staffs.gov.uk/planning/KeeleHall

Key Issues

This application is for listed building consent for repair or where appropriate replacement of various roofing areas including chimneys, lead work, and high level stone work which includes decorative columns, balustrades and surrounds on the building. Existing sash windows are to be refurbished however where this is not possible replacement like for like will be made. New galvanised roof access steps and walkway with a painted black finish are included in the proposal. The roofing repairs also include a significant element of structural works where defective rafters need to be removed and replaced. The works concern the south east elevation which overlooks the lake and the north elevation facing courtyard elevation.

The only issue to address, in the determination of the application is whether the proposal preserves the special character and appearance of the building.

It should also be noted that maintenance and like for like repairs generally do not require listed building consent. The Councils Urban Design and Conservation Officer in dialogue with Keele University has encouraged an application for listed building consent to be made on the basis that the works in their totality have the potential to impact on the appearance of the building – with particular regard to the treatment of stone work of an ornamental nature.

In assessing applications for listed building consent the Planning Authority is required 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.

Paragraph 132 of the NPPF details that when considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the assets conservation. The more important the asset the greater the weight should be and any harm or loss should require clear and convincing justification.

Policy CSP2 of the Core Spatial Strategy seeks to ensure that buildings of particular heritage value are safeguarded. Policy B6 of the Local Plan states that the Council will resist alterations or additions to a listed building that would adversely affect its character or its architectural or historic features.

Overall the proposal will preserve the original fabric of the building, incorporating much needed repair works to the roof and stonework. The information submitted by the University shows the proposed phased schedule of works would be undertaken with due regard to the historical value of the building following detailed negotiations with Council officers. The proposal would preserve the special character and appearance of the listed building and there are no factors which weigh against it.

Background Papers

Planning File
Planning Documents referred to

Date Report Prepared

22nd April 2014.