

The application is for listed building consent for the reinstatement of a staircase from first floor to the attic to create a bedroom and shower room with associated partition walls and removal of part of a Victorian beam.

The Old Hall is a Grade II* listed building within the village of Madeley, as indicated on the Local Development Framework Proposals Map.

The statutory 8-week period for the determination expires on the 11th January 2016.

RECOMMENDATION

Permit, subject to the following conditions relating to;

- **Time limit condition**
- **Approved plans**
- **Submission and approval of an insulation system for the roof**
- **Submission and approval of drainage, extraction and ventilation details**
- **Submission and approval of staircase details**

Reason for Recommendation

The development does not harm the significance of the Grade II* Listed Building, and subject to conditions which secure approval of further details, it is considered that the internal works would comply with policy B6 Newcastle under Lyme Local Plan 2011, policy CSP2 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006 – 2026, and the guidance and requirements of the National Planning Policy Framework 2012.

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

This is considered to be a sustainable form of development and complies with the provisions of the National Planning Policy Framework.

KEY ISSUES

Listed building consent is sought for the reinstatement of a staircase from the first floor of the building to the attic in order to create a bedroom and shower room with associated partition walls and removal of part of a Victorian beam.

The building is in use as bed and breakfast accommodation and is a Grade II* listed building which is described in the list description as a 15th Century Timber framed cottage with 17th century additions.

The applicant indicates in their heritage statement that existing windows in the north and west gables of the attic level suggest that in the past there has been access to this level which has been used as habitable rooms. Further confirmation of this is evidenced by a cupboard off the first floor landing which contains some steps ascending towards the attic.

It is also indicated that the reinstatement of the original staircase to the attic has been done to limit the effects on the historic building whilst looking to return this key element to its fully functional potential. It is also stated that the only un-avoidable factors in this design is the removal of sections of the 19th century Victorian beams and one original beam which would *“unlock the buildings full potential and to restore it to its original and fully functional nature”*.

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 B6 of the local plan details that the council will resist alterations and additions to a listed building that would adversely affect its character or its architectural or historic features. Policy CSP2 of the Core Spatial Strategy also seeks to preserve and enhance the character and appearance of the historic heritage of the Borough.

The application is supported by structural information and following a site meeting the Council's Urban Design and Conservation Officer and Historic England (HE) both confirmed that they have no objections to the application as original concerns raised about the potential implications of the loss of fabric, specifically the existing roof structure, have now been addressed. HE has recommended a condition regarding details of drainage, extraction and ventilation to be approved by the Council's conservation specialist. Details of an insulation system and the staircase are also to be secured by condition. Subject to these conditions the works to the grade II* listed building would not result in a significant harm to the heritage asset and would comply with policy B6 of the local plan and the guidance and requirements of the NPPF.

APPENDIX

Policies and proposals in the approved development plan relevant to this decision:-

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (Adopted 2009)

Policy CSP2: Historic Environment

Newcastle Under Lyme Local Plan 2011

Policy B5: Control of Development Affecting the Setting of a Listed Building

Policy B6: Extension or Alteration of Listed Buildings

Other material considerations include:

National Planning Policy Framework (March 2012)

Planning Practice Guidance (March 2014)

Relevant Planning History

There is an extensive planning history relating to The Old Hall and its outbuildings but none are considered relevant to the determination of this application. An identical application was withdrawn whilst structural information was prepared, application number 15/00764/LBC.

Views of Consultees

Madeley Parish Council raises no objections.

Historic England raises no objections subject to appropriate conditions regarding details of drainage, extraction and ventilation.

The **Urban Design and Conservation Officer** raises no objections subject to conditions which secure the approval of an insulation system and details of the staircase prior to works commencing.

The **Conservation Advisory Working Party (CAWP)** advised as part of the previously withdrawn application (15/00764/LBC) that the overall significance of the building will not be harmed by the proposal and it supports the full use of the building. The original historic fabric should not be altered and concern was raised over the cutting and bracing of the Victorian beam to ensure the building remains safe and structurally sound. Prior to the work being undertaken an archaeological recording exercise should be completed and the staircase details submitted as a condition of any permission.

Representations

One letter of objection has been received indicating that it is considered that the changes are unnecessary for the continued use of the building and could be of detriment to Madeley's heritage. The changes are removing the internal structure of the grade II* listed building forever and I feel very strongly that this is going to destroy the historic fabric of the building. The changes are not necessary for the continuation and success of the owners business and on balance I feel that the changes will harm the building to a greater extent than it will enhance his business.

Applicant/agent's submission

The application has been supported by a Heritage Statement, a supporting letter from a structural company and supporting plans. These documents are available for inspection at the Guildhall and searching under the application reference number 15/01028/LBC on the website page that can be accessed by following this link

Background Papers

Planning File

Development Plan

Date report prepared

15th December 2015