

The application seeks listed building consent for the various alterations, including the refurbishment of case iron hoppers, replacement of cast iron rainwater pipes, replacement of six steel casement window frames and the fitting of fibre-grid walkway panels to the main roof level valley.

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 statutory 8 week determination period for the application expires on 13<sup>th</sup> April 2016. An extension of time period of the application has been agreed until 29<sup>th</sup> April 2016.**

### **RECOMMENDATION**

**PERMIT subject to confirmation that the windows will be replaced on a like-for-like basis and the following conditions;**

- 1. Time limit**
- 2. In accordance with the approved plan**
- 3. Materials as application submission**

### **Reason for recommendation**

The proposal would preserve the special character and appearance of the Grade II\* Listed Building and there are no factors which weigh against it.

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

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

### **KEY ISSUES**

This application seeks Listed Building Consent (LBC) for the refurbishment and replacement of various rainwater goods and steel framed windows on the building. The proposal also includes the addition of slip resistant walkway panels to the main roof level valley of the building to accommodate access.

In assessing applications for LBC 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.

There were initial concerns about the six proposed replacement windows, however during the course of the application discussions have taken place in order to establish further details. The applicant has now sourced a metal worker who is able to replace the windows on a like-for-like basis, and as such this is deemed as being acceptable for the Local Planning Authority. Historic England has indicated

that the details of the windows can be agreed by the Council's Conservation and Urban Design Officer.

Overall the other proposed alterations to the building, including replacement rainwater pipes, and the addition of anti-slip panels to the walkways on the roof of the building are considered to be acceptable, incorporating much needed repair works to the building.

The proposed alterations would preserve the special character and appearance of the Grade II\* Listed Building and there are no factors which weigh against it.

## **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) (CSS)

Policy CSP1: Design Quality  
Policy CSP2: Historic Environment

Newcastle-under-Lyme Local Plan 2011 (NLP)

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 include:**

National Planning Policy Framework (March 2012)  
Planning Practice Guidance (2014)  
Newcastle-under-Lyme and Stoke on Trent Urban Design Guidance (adopted December 2010)

#### Relevant Planning History

None relevant to this current application

#### Views of Consultees

**Keele Parish Council** has no comments on the proposal

**Historic England** does not object to the proposal after discussions held with the Council's Conservation Officer and the applicant to agree window details. Historic England accepts that the details can be agreed by the Council's Conservation Officer.

**The Conservation Officer** raises no objections to the proposal, subject to further details being provided on the window casements prior to the application being determined.

**The Conservation Advisory Working Party** supports the project and wants the Conservation Officer to ensure that the windows are like for like, as much as possible.

#### Representations

None received to date

#### Applicant/agent's submission

The application is supported by a Heritage & Design Statement. All of the application documents can be viewed at the Guildhall or using the following link.

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00157/LBC>

#### Background Papers

Planning File  
Development Plan

#### Date report prepared

8 April 2016