

The application seeks listed building consent for alterations to the several areas of balustrade within Keele Hall.

Keele Hall is a Grade II* Listed Building which is situated within Keele Hall 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 29th April 2016

RECOMMENDATION

PERMIT subject to the following conditions;

- 1. Time limit**
- 2. Materials as stated on application form / drawings**
- 3. In accordance with the approved plans**

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 modifications to existing balustrading to two main staircases within Keele Hall by increasing their height. The only issue to address in the determination of the application is whether the proposal preserves the special character and appearance of the building.

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.

The existing balustrading to the staircases within Keele Hall are at a low height and are a risk to safety, the proposal seeks to increase their height in order to reduce the risk of a fall. The proposed alterations would be to the galleries above the Great Hall and the landings to the four storey stairway situated in the Left or North East wing. Additional rails are proposed of a similar appearance to the existing and are proposed to be fixed using a similar bracket to existing brackets.

The proposed alterations have been discussed at length with the councils Conservation and Urban Design Officer to ensure that an appropriate design is achieved to the scheme. Overall, the proposed alterations are in keeping with the existing balustrades.

The proposal 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

The **Conservation Officer** states the handrails are required to mitigate the risk to guests of the exiting low level hand rails. The details to the handrails in the Great Hall are to replicate the handrail with one slightly higher, bracket to the masonry screen in the same manner as the existing railings. In my opinion it will not be harmful to the character of this room.

The **Conservation Advisory Working Party** thought that there needed to be clarification on the internal stairwell handrail and how the ends would be treated.

The views of **Historic England** have been sought but they have not responded by the due date. As such it is assumed that they have no comments on the application.

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/16/00207/LBC>

Background Papers

Planning File
Development Plan

Date report prepared

8 April 2016