

The application is for listed building consent for the removal of two cross braced trusses in the attic area. This is a further application following permission 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, application no. 15/01028/LBC.

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 26th May 2016.

RECOMMENDATION

Permit, subject to the following conditions relating to;

- **Time limit condition**
- **Development to be carried out in accordance with the approved plans and submitted details**

Reason for Recommendation

The development does not harm the significance of the Grade II* Listed Building, and subject to the works being carried out in accordance with the submitted details, it is considered that the further 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 removal of two cross braced trusses in the attic which would allow it to be used as residential accommodation.

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.

Listed Building consent was granted earlier this year 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 - application no. 15/01028/LBC.

The applicant indicates in their heritage statement that when carrying out works to implement 15/01028/LBC it has become apparent that three existing wooden braces would cause issues of access and a structural alternative is necessary which safeguards the structural integrity of this important building.

The proposal is to remove cross braces from the trusses on the rear and front wing. These would then be braced down to the main floor beams. The front wing truss also has an upright centrally located down to the floor from the horizontal brace.

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.

CAWP have raised significant concerns about the structural integrity of the works. However, the Council's Conservation officer has had detailed discussions with the applicants appointed structural engineer who has satisfied her that the structural work to the trusses will provide the correct restraint and the vertical props with tight and well executed joints will prevent the rafters from spreading and tying down to the first floor beams which will prevent movement and will not put the building at risk.

No objections have been raised by the Council's Urban Design and Conservation Officer and Historic England (HE) as long as all of the other main roof timbers remain in situ and unmodified.

Subject to the works being carried out in accordance with the application plans it is accepted that the further internal modifications to the attic 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. The most recent and relevant entry is 15/01028/LBC 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.

Views of Consultees

Madeley Parish Council have not responded to their consultation by the due date of the 29.04.2016 and it is therefore assumed that they have no comments to make on the application.

Historic England advises that subject to all matters of detail being approved with the Council's conservation officer then there are no objections to the removal of the two cross braced trusses.

The **Urban Design and Conservation Officer** is satisfied that the structural work proposed to the trusses will provide the correct restraint and the vertical props with tight and well executed joints will prevent the rafters from spreading and tying down to the first floor beams and assured that the structural engineer will prevent movement and will not put the building at risk. The previous permission has been granted to utilise the attic floor for domestic accommodation and much of this conversion has been undertaken and done so to a high standard. As long as the work is honest and it can be differentiated between the historic timbers it is not harmful to the overall intrinsic value of this building. All of the other and main roof timbers remain in situ and unmodified. The proposal will not be harmful to the overall significance of the building.

The **Conservation Advisory Working Party (CAWP)** questions the functionality of the attic floor over the historic integrity of the Grade II* listed building. They do not object to the upright timber post being removed but have real concerns that by removing the cross braces which give lateral restraint to the trusses this likely to put pressure on the wall plates and external walls.

Representations

None received.

Applicant/agent's submission

The application has been supported by a Heritage Statement. This document is available for inspection at the Guildhall and searching under the application reference number 16/00252/LBC on the website page that can be accessed by following this link

Background Papers

Planning File

Development Plan

Date report prepared

06.05.2016