

The application seeks Listed Building Consent for six replacement doors located on the principal floor and the 'Chamber floor' (first floor) of Keele Hall. The proposal seeks to replace the existing modern doors with replica doors to match the existing historic doors within the rest of Keele Hall.

Keele Hall is a Grade II* Listed Building which is situated within the Keele Hall Conservation Area as defined on the Local Development Framework Proposals Map. The application site is within the Grade II Historic Park and Gardens at Keele Hall.

The statutory 8 week determination period for the application expires on 24 May 2017

RECOMMENDATION

PERMIT subject to the following conditions;

- 1. Time limit**
- 2. Approved**
- 3. Materials as stated on application form / drawings**
- 4. The precise appearance of the replacement doors to be agreed by the local planning authority before they are installed.**

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

Discussions have taken place between the Council's Conservation Officer and the applicant prior to the submission of the application. The resultant development is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

KEY ISSUES

The application seeks listed building consent for six replacement doors within Keele Hall. Four of the proposed replacement doors are proposed to the hallway of the main chamber within the hall on the chamber floor, and two doors are located to the north and east of the Great Hall which is on the principal floor. The proposal is part of a programme which also includes the upgrading of 36 internal doors, such works being the subject of an application for a certificate of lawfulness of proposed works to a listed building which is currently being considered (reference 17/00291/PLDLB).

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 indicates 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 overall significance of this part of the building is high and its appearance is important and in accordance with paragraph 132 of the NPPF consideration has to be given as to whether the special character and significance of Keele Hall will be harmed by this alteration.

The existing doors are relative modern doors that are not of a design and appearance that reflects the character and appearance of the Listed Hall. The proposed doors are individually treated and include panels and moulding, and in some cases glazing of doors, which take precedent from the type of doors that are more appropriate for their setting. It is your Officer's view that as the replacement doors would be more suitable in appearance they would enhance and maintain the traditional character of Keele Hall. This view is shared by the Council's Conservation Officer and Historic England.

In conclusion it is considered that the proposal would preserve the special character and appearance of the Grade II* Listed Building and there are no factors which weigh against it and therefore listed building consent should be granted.

APPENDIX

Policies and Proposals in the approved Development Plan relevant to this 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 include:

National Planning Policy Framework (NPPF) (2012)

Planning Practice Guidance (PPG) (2014)

Relevant Planning History

17/00291/PLDLB – Application for a certificate of lawfulness of proposed works to a listed building involving the upgrade of 36 internal doors – pending consideration.

17/00030/LBC – Modifications to balustrade – Approved 15/3/2017

16/00207/LBC – Modifications to balustrade – Refused 2016

Views of Consultees

Historic England advises that the proposed replacement of the doorways is a welcomed alteration to the interior of the Grade II* Listed Building, and is happy to defer to the Council's specialist conservation advisor regarding the design of the replacement doors.

The **Conservation Officer** states the doors which are proposed to be removed are modern doors which do not contribute to the special character of the Hall. The replacement panelled doors will certainly improve the appearance of the Hall in those locations and will have no harmful impact of the significance of the Listed Building.

The **Conservation Area Working Party** have no objections to the proposals but wants any new additions to the doors and walls, such as any touch panels, as a result of the overall refurbishment of the doors to be first agreed with the Conservation Officer.

The views of **Keele Parish Council** have been sought but as they have not responded it is assumed that they have no comments to make 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/17/00272/LBC>

Background Papers

Planning File
Development Plan

Date report prepared

28 April 2017