

The application is for listed building consent to make a change to an attic window so that a panel, which is currently fixed, can then be opened.

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 3rd October 2018 but the applicant has agreed an extension time to the statutory determination period to the 16th October.

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 would preserve the special character and appearance 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 works would comply with policy B6 of the 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 2018.

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 a change to an existing attic window so that one of the fixed panels can be opened. 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 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 listed building consent 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 193 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 asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

Policy B6 of the local plan indicates 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 ensure that development preserve and enhance the character and appearance of the historic heritage of the Borough.

Listed Building consent has been granted in recent years that has enabled the attic to be used as additional bed and breakfast accommodation.

The applicant indicates in their heritage statement that there is a lack of air flow through the loft which makes it difficult to sleep during the hot summer months. The front loft window already has an opening window and the proposal is to change a side gable attic window so that it can also be opened to address the identified issue.

Historic England, the Councils Conservation officer and CAWP have all raised no objections to the application on the grounds that it is a relatively minor change and one which will not be harmful to the character or significance of the building.

Subject to the works being carried out in accordance with the details submitted it is accepted that the change to the window 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 \(CSS\) 2006-2026](#)

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

Other material considerations include:

[National Planning Policy Framework](#) (July 2018)

[Planning Practice Guidance](#) (PPG) (2018)

Relevant Planning History

There is an extensive planning history relating to The Old Hall. The most recent and relevant entry is 15/01028/LBC & 16/00252/LBC for the reinstatement of a staircase and the removal of two cross braced trusses respectively

Views of Consultees

Madeley Parish Council raises no objections.

Historic England advises that on the information received they do not wish to make any comments.

The **Urban Design and Conservation Officer** advises that the building is a Grade II* Listed Building and therefore sensitive to changes. The application does not fully assess the significance of the historic asset but describes the proposals to make one of the fixed leaded lights in the attic into an opening leaded light. The attic rooms were recently and successfully converted into living accommodation and this is working well. The proposal is to alter one of the fixed windows to match the opening light in another of the attic rooms on the front gable. The proposal is a relatively minor change and one which will not be harmful to the character or significance of the building. It is therefore acceptable.

The **Conservation Advisory Working Party (CAWP)** raises no objections to the application and would like to ensure that there is careful detailing through consultation with the Conservation Officer.

Representations

None received.

Applicant/agent's submission

The application has been supported by a Heritage Design and Access Statement. This document is available for inspection on the Council's website by searching under the application reference number 18/00620/LBC on the website page that can be accessed by following this link <http://publicaccess.newcastle-staffs.gov.uk/online-applications/plan/18/00620/LBC>

Background Papers

Planning File
Development Plan

Date report prepared

19th September 2018