

The application is for Listed Building Consent to replace the soft wood French doors on the rear of the property from the kitchen to the patio area with Oak Bi-folding doors.

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 14th May 2021.

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 2019.

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 to replace the soft wood French doors on the rear of the property from the kitchen to the patio area with Oak Bi-folding doors which will be painted white to match the existing painted wooden glazing / doors. 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, alterations to windows, as well as the removal of trusses.

The applicant indicates in their heritage statement that the existing French doors have come to the end of their lifespan and have started to rot away.

This application relates to the rear two storey 1970s brick extension. The current timber painted patio doors and upper floor timber painted window have similar proportions – 4 lights with two slightly larger central ones. The proposal is for a bi-fold door within the same opening on the ground floor. The proposed bi-fold door and this is set out in greater detail is divided into 3 which does change the proportion of the openings on the gable elevation. However, now that the proposal has been amended to include a white painted finish on the new door it is not considered that this will cause harm to overall significance of the listed building which is in the earlier building and extensions.

The Council's Conservation officer has 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.

Historic England and the Conservation Advisory Working Party have yet to comment on the application, subject to their comments, and 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](#) (February 2019)

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

Relevant Planning History

There is an extensive planning history relating to The Old Hall. The most recent and relevant are detailed below:

15/01028/LBC - Reinstatement of staircase from first floor to Attic to create a bedroom and shower room with associated partition walls and removal of part of the Victorian beam - Approved

16/00252/LBC - Removal of two cross braced trusses - Approved

18/00620/LBC - The gable end window in the bedroom loft window, in the gable above the main side entrance is to have one pane removed and converted to an opening window to match the loft window at the front - Approved

Views of Consultees

Madeley Parish Council raises no objections.

The **Urban Design and Conservation Officer** has no objections to the proposals.

The views of **Historic England** and the **Conservation Advisory Working Party** have been sought and will be reported.

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 Councils website by searching under the application reference number 21/00206/LBC on the website page that can be accessed by following this link <http://publicaccess.newcastle-staffs.gov.uk/online-applications/plan/18/00206/LBC>

Background Papers

Planning File
Development Plan

Date report prepared

14th April 2021