

Full planning permission is sought for the conversion of the existing building known as Old Hall from a mixed commercial and residential use to solely a residential property. The application site is located within the Village Envelope of Madeley and is also within the Madeley Conservation Area, as indicated on the Local Development Framework Proposals Map.

The Old Hall is a Grade II* Listed Building.

The 8 week period for determination of the planning application expires on 28th November, however an extension of time has been agreed until the 8th December 2023.

RECOMMENDATIONS

PERMIT subject to conditions relating to the following matters:

- 1. Time limit**
- 2. Approved plans**

Reason for Recommendations

It is considered that the change of use to the building would not result in any material harm to the character or significance of this listed building or its setting within the Madeley Conservation Area.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application

The proposal is considered to be a sustainable form of development in compliance with the provisions of the National Planning Policy Framework and as such no amendments have been sought.

Key Issues

This proposal seeks planning permission for the change of use of the existing building known as Old Hall from a mixed commercial and residential use to that of purely a residential use. Currently the property is used commercially as a Bed and Breakfast and occasional wedding venue alongside a residential use. The commercial elements would cease as part of this proposal, reverting back to a purely residential use.

The application confirms that no external or internal changes to the building will be required to facilitate the change of use.

The Old Hall is a Grade II* Listed Building sited within the village envelope of Madeley, in the rural rea of the borough, and is also situated within the Madeley Conservation Area, as indicated on the Local Development Framework Proposals Map.

Given that the existing building has a residential use, the principle of such a use within the Village Envelope of Madeley is already established.

With regards to highway safety and parking, no changes are proposed to the site layout and sufficient parking, turning and access arrangements would remain raising no concerns in relation to these issues.

Therefore the sole issue to consider is the impact of the proposal on the character and appearance of the Listed Building and Conservation Area.

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.

Policies B9, B10 and B13 of the Local Plan focus on the requirement to preserve and/or enhance the special significance of a Conservation Area through careful consideration of appropriate design.

Policy DES2 of the Madeley Neighbourhood Plan states that development proposals must preserve or enhance the character or appearance of the Madeley Conservation Area.

The Old Hall occupies a prominent position within the Conservation Area and is considered to be one of the main focal buildings within the area. The Madeley Conservation Area Appraisal highlights the building as being visually striking in the centre of the village, but it does have later additions and alterations.

The application documents have confirmed that no external or internal changes would be required in order to facilitate the change of use proposed. The room layouts within the building are already acceptable for residential use, it is just that in its current use as a bed and breakfast, bedrooms and bathrooms are occupied by non-resident guests.

Given that there are no physical changes to the building, the change of use would maintain the architectural significance of this listed building as well as its significance to the character and appearance of the wider Conservation Area.

The development therefore complies with the relevant policies of both the Core Spatial Strategy and the Local Plan as well as the policies of the Madeley Neighbourhood Plan and the Framework.

Reducing Inequalities

The Equality Act 2010 says public authorities must comply with the public sector equality duty in addition to the duty not to discriminate. The public sector equality duty requires public authorities to consider or think about how their policies or decisions affect people who are protected under the Equality Act. If a public authority hasn't properly considered its public sector equality duty it can be challenged in the courts.

The duty aims to make sure public authorities think about things like discrimination and the needs of people who are disadvantaged or suffer inequality, when they make decisions.

People are protected under the Act if they have protected characteristics. The characteristics that are protected in relation to the public sector equality duty are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

When public authorities carry out their functions the Equality Act says they must have due regard or think about the need to:

- Eliminate unlawful discrimination
- Advance equality of opportunity between people who share a protected characteristic and those who don't
- Foster or encourage good relations between people who share a protected characteristic and those who don't

With regard to this proposal it is considered that it will not have a differential impact on those with protected characteristics.

APPENDIX

Policies and Proposals in the approved Development Plan relevant to the decision on the planning application:-

[Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy \(CSS\) 2006-2026](#)

Policy ASP6: Rural Area Spatial Policy
Policy CSP1: Design Quality
Policy CSP2: Historic Environment

[Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

Policy N17: Landscape Character – General Considerations
Policy N20: Areas of Landscape Enhancement
Policy B5: Control of Development Affecting the Setting of a Listed Building
Policy B6: Extension or Alteration of Listed Buildings
Policy B7: Listed Buildings – Change of Use

[Madeley Neighbourhood Development Plan 2018-2037](#)

Policy DES1: Design
Policy DES2: Development in the Madeley Conservation Area

Other Material Considerations include:

[National Planning Policy Framework \(NPPF\) \(2023\)](#)

[Planning Practice Guidance \(NPPG\) \(2018\)](#)

[Supplementary Planning Documents \(SPDs\)](#)

[Space Around Dwellings SPG \(SAD\) \(July 2004\)](#)

[Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document \(2010\)](#)

Relevant Planning History

| | | |
|-----------------------------|--|-----------|
| 07/00965/LBC | Internal and external alterations | Permitted |
| 09/00681/FUL & 09/00682/LBC | Conversion and extension of outbuilding into living accommodation | Refused |
| 10/00416/FUL& 10/00417/LBC | Conversion and extension of outbuilding into living accommodation | Permitted |
| 13/00439/LBC | Conversion and extension of outbuilding into living accommodation | Permitted |
| 15/00764/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 | Permitted |
| 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 | Permitted |

| | | |
|--------------|--|-----------|
| 16/00252/LBC | Removal of two cross braced trusses | Permitted |
| 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 | Permitted |
| 21/00206/LBC | 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. | Permitted |
| 22/00550/FUL | The proposal is to replace the current roof which is constructed of wood and felt with stones on top and three white UPVC skylights, with a new wood and rubberised coating together with one aluminium powder coated skylight in the centre. The main structure of the Orangery will remain the same. | Permitted |
| 22/00551/LBC | The proposal is to replace the current roof which is constructed of wood and felt with stones on top and three white UPVC skylights, with a new wood and rubberised coating together with one aluminium powder coated skylight in the centre. The main structure of the Orangery will remain the same. | Permitted |

Views of Consultees

The Council's **Urban Design and Conservation Officer** has no objections to the proposal which is for a change of use rather than a conversion as specified. There are no physical changes proposed.

No comments have been received from **Madeley Parish Council**.

Historic England do not wish to offer advice on the application and suggest seeking the views of the Council's specialist conservation and archaeological advisers.

Cadent Gas raise no objections but request an informative note is attached to any permission granted.

Representations

None received.

Background Papers

Planning files referred to
Planning Documents referred to

Date report prepared

13th November 2023