

OFFICER REPORT ON DELEGATED ITEMS

Applicant - Mr D Wilson

Application No. 12/00441/LBC

Location – The White House, Poolside, Madeley

Description – Listed Building Consent for replacement windows, replacement conservatory roof, new bi fold doors, new conservation roof lights, alterations to pipe work and drainage, new bifold doors to studio.

Policies and proposals in the Approved Development Plan relevant to this decision:

West Midlands Regional Spatial Strategy 2008

Policy QE1: Conserving and Enhancing the Environment
Policy QE3: Creating a High Quality Built Environment for all

Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2011

Policy D2: The Design and Environmental Quality of Development
Policy NC18: Listed Buildings
Policy NC19: Conservation Areas

Newcastle-under-Lyme Local Plan 2011

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

Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006 - 2026 (Adopted 2009)

Policy CSP1: Design Quality
Policy CSP2: Historic Environment

Other Material Considerations include:

National Planning Policy

National Planning Policy Framework

The Secretary of State's announcement of his intention to abolish RSS

The Secretary of State has made it clear that it is the Government's intention to revoke RSSs and the Localism Act 2011, which includes powers to give effect to that intention, received Royal Assent on 15 November 2011. However, pending the making of a revocation order in accordance with the new Act, the RSS remains part of the statutory development plan. Nevertheless, the intention to revoke the RSS and the enactment are material considerations.

Supplementary Planning Guidance

N/A

Planning History

95/00551/FUL and 95/00559/LBC Permitted Conversion to two dwellings

Views of Consultees

The **Conservation Advisory Working Party** - No objections to the proposals however the following improvements should be considered;

- Segmental windows should be utilised ideally as infill panels would not have been original
- As windows are replaced, they should be set back to create a recess as would have been seen originally

Conservation Officer – No objections

Madeley Parish Council – support the application

Representations

No representations received.

Applicants/ Agents submission

The requisite application forms and plans were submitted as well as a design and access statement incorporating a statement of historical significance.

Key Issues

The application is for Listed Building Consent for alterations to the building, including:

- Replacement windows
- Replacement conservatory roof
- New bi fold doors
- New conservation style roof lights
- Alterations to pipe work and drainage
- New bi fold doors to studio

The proposal is a Grade II listed building located within the village envelope of Madeley and the Madeley Conservation Area as indicated by the Local Development Framework Proposals Map.

The key issue in the determination of the application is:

- The design of the proposals and their impact upon the listed building and the Madeley Conservation Area

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The NPPF states 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”

It then goes on to state that when determining applications, local planning authorities should take account of;

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness

Policy B6 of the Local Plan indicates that the Council will resist alterations or 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.

The proposal is for minor alterations to the internal first floor main bedroom by removing a stud partition wall. The new en suite is then relocated into a storage cupboard and door punched through to gain access from the bedroom. This room is lit by a new conservation style roof light. The other internal change is to the rear by reconfiguring the bathroom and bedroom, gaining more successful spaces and lighting the corridor with another conservation style roof light. Neither of these changes impact on the special interest of the building, indeed moving the en suite at the front of the building enables the unsightly pipe work to be removed and located internally which is an improvement.

As part of this application the applicant has agreed to replace all of the windows with timber casements. Again this regularises the unauthorised works identified under 12/00094/207C1, without the need for any enforcement. It is considered that a condition should be imposed on this element of the work for prior approval which gives a time limit to undertake these works, to ensure they are undertaken to a satisfactory standard that will preserve the character of the Listed Building. This would address the comments of the Conservation Advisory Working Party as the details of the windows would ensure that recessed, segmental windows are provided.

The alterations to the fenestration on the lean to conservatory and outbuilding/studio with contemporary bifold doors, have no impact on the special character of the building and are considered to be an improvement.

Overall it is considered that the proposed alterations to the building would have no adverse impact upon the appearance of the Grade II listed building as well as the Newcastle under Lyme Conservation Area. The proposal therefore accords with Policy D1 of the Staffordshire and Stoke on Trent Structure Plan 1996 – 2011, policies B6, B9, B10, B13 and B14 of the Newcastle under Lyme Local Plan 2011 and the overarching aims and objectives of the NPPF.

Reasons for the grant of planning permission

The proposed alterations to the building would have no adverse impact upon the character or appearance of the Grade II listed building as well as the Madeley Conservation Area. The proposal therefore accords with Policy D1 of the Staffordshire and Stoke on Trent Structure Plan 1996 – 2011, policies B6, B9,

B10, B13 and B14 of the Newcastle under Lyme Local Plan 2011 and the overarching aims and objectives of the NPPF.

Recommendation

Permit subject to the following conditions;

1. **BA01** - The development must be begun not later than the expiration of three years beginning with the date of this permission.

R1: To comply with the provisions of Section 91 of the Town and Country Planning Act

2. **BESPOKE** - The development hereby permitted shall be carried out in accordance with the following approved plans and documents;

- 8156 – 4B Proposed elevations, received 24th July 2012
- 8156-3B Proposed plans, received 24th July 2012
- 8156- 2 Existing elevations, received 24th July 2012
- 8156 – 1A Existing plans – Block and Location Plan, received 24th July 2012
- 8156 Design and Access Statement, received 24th July 2012

R2: For the avoidance of doubt and in the interests of proper planning.

3. Within 2 months of the date of this permission, full and precise details of the proposed timber casement windows to a scale of not less than 1:5 shall be submitted to the Local Planning Authority for prior approval. Following approval, all existing upvc windows shall be replaced with timber casement windows that accord with the approved details, within 12 months of the date of approval of the details submitted.

R3: To protect the special historic character of this Grade II Listed Building, in accordance with policies B6, B9, B10, B13 and B14 of the Newcastle under Lyme Local Plan 2011 and the aims and objectives of the NPPF.

Note to applicant

The timber casement windows, the details of which are required by condition 3 above, should be segmental windows that are set back from the face of the brickwork to create a recess as would have been seen originally. It is recommended that advice is sought on the details prior to formal submission in accordance with the requirements of the condition.

Performance Checks	Date		Date
Consultee/ Publicity Period	24.8.12	Decision Sent Out	
Case Officer Recommendation	10.9.12	8 Week Determination	18.9.12
Report checked by Back Office			
Management check	10/9 ESM		

