

APPLICATION NO	PA/2011/0601
APPLICANT	Mr J & Mrs K Anderson
DEVELOPMENT	Listed building consent for alterations to include new wall, railings, garage and orangery
LOCATION	Cleatham Hall, access road to Cleatham Hall, Cleatham
PARISH	MANTON
WARD	Ridge
CASE OFFICER	Emma Stanley
SUMMARY RECOMMENDATION	Grant consent subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Officer discretion, being the accompanying listed building application for PA/2011/0578 also on this agenda Deferred by February Planning Committee

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy DS1 (General requirements) sets out the criteria against which all developments will be assessed. This includes design, amenity, conservation, resources, utilities and services. A high standard of design is expected in all developments in both built-up areas and the countryside.

Policy LC5 (Species protection) seeks to prevent development proposals that would be harmful to protected species and their habitats.

Policy LC6 (Habitat creation) seeks to provide new habitats for protected species where appropriate.

Policy HE5 (Development affecting listed buildings) permits alterations and extensions to listed buildings where they help to preserve, restore and ensure the continues use of the building, with the emphasis being on the need to preserve and enhance the fabric and character of the building.

North Lincolnshire Core Strategy: Policy CS6 (Historic environment) requires all new development to respect, conserve and enhance North Lincolnshire's historic environment including historic buildings, listed buildings, parks and gardens, ancient monuments and archaeological remains

CONSULTATIONS

Highways: No objections.

PARISH MEETING

No specific objections to the alterations or extensions to the building, but object to the change of use details being considered under application PA/2011/0578.

PUBLICITY

Advertised by way of site notice, press notice and letters sent to neighbouring properties.

Thirteen letters have been received in connection with the application. None of the points raised relate specifically to the design or extent of the alterations or extensions to the building, but repeat objections raised to the change of use application PA/2011/0578.

ASSESSMENT

The application was deferred by the February Planning Committee for a site inspection.

Listed building consent has been applied for to alter and extend this grade II listed building in order to facilitate the change of use to a hotel and wedding venue which is being considered under planning application PA/2011/0578 also on this agenda. The proposal involves a new detached garage, railing-type gates and enclosing wall in the rear courtyard, and a single-storey extension to the main house to provide an orangery. Internal alterations are also proposed to facilitate the provision of additional en suite facilities in the main house, and for the conversion of the attached outbuildings to toilets and an office.

The main issues in determining this application are whether or not the alterations or extensions have a detrimental impact on the character and appearance of the listed building, and protected species and their habitat.

The proposed extensions are relatively modest in relation to the overall size and scale of the main house and are not considered to be detrimental to the historic character of the building. The orangery is single-storey and has been designed to reflect the character of the original building. Its relatively small scale ensures it remains a minor structure that does not dominate the character or appearance of the hall. The proposed garage is detached from the house and is located in the rear courtyard. It is modest in scale and fits in with the existing range of outbuildings, and does not detract from the setting of the Hall. The proposed wall and gates are considered to be acceptable, and complement the design of the garage building.

The internal alterations are relatively minor, and mainly consist of internal wall partitions, and are not considered so significant that they alter the internal character of the building.

As the proposal includes alterations to the attached outbuildings, a protected species survey was required to ensure that there was no harm to any protected species or habitats. Mitigation measures have been put forward after bats were found to be using the buildings, which have been agreed with the council's ecologist.

It is considered, therefore, that the proposed alterations would not adversely affect the historic character of the listed building and adequate measures will be taken to avoid harm to protected species.

RECOMMENDATION Grant consent subject to the following conditions:

1.

The works must be begun before the expiration of three years from the date of this consent.

Reason

To comply with Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 2218-100, 2218-001, 2218-101, 2218-102, 2218-002, 2218-103, 2218-003 and 2218-004.

Reason

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

3.

No development shall take place until a biodiversity management plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

- (a) details of measures to avoid harm to bats and nesting birds during demolition and construction works, including sensitive wood treatments;
- (b) details of roosting features to be installed to support brown long-eared bats *Plecotus auritus* and *Pipistrelle* spp in accordance with section 6 of the submitted protected species report dated 16 September 2011;
- (c) restrictions on external lighting to avoid impacts on bat roosts, bat foraging areas and sensitive habitats;
- (d) details of nesting sites to be provided for barn swallows *Hirundo rustica*;
- (e) prescriptions for trees, shrubs and mixed native hedges of high biodiversity value;
- (f) proposed timings for the above works in relation to the completion of each building.

The management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. The applicant or their successor in title shall submit photographs of the installed barn swallow and bat roost features within two weeks of the installation as evidence of compliance with this condition.

Reason

To protect features of recognised conservation importance in accordance with policies LC5 and LC6 of the North Lincolnshire Local Plan and CS5 and CS17 of the North Lincolnshire Core Strategy.

4.

Notwithstanding the details in the protected species report dated 16 September 2011, the hayloft shall not be altered or extended in any way, without the prior written consent of the local planning authority.

Reason

To protect European protected species in accordance with policy LC5 of the North Lincolnshire Local Plan and policy CS17 of the North Lincolnshire Core Strategy.

5.

No alteration or development shall take place until the applicant or their successors in title has produced an historic building record of the Hall in accordance with a written specification, including a timetable for the recording, which has been submitted by the applicant and approved in writing by the local planning authority.

Reason

To comply with policy HE5 of the North Lincolnshire Local Plan as the Hall is a listed building.

6.

The historic building recording shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing with the local planning authority.

Reason

To comply with policy HE5 of the North Lincolnshire Local Plan as the Hall is a listed building.

7.

The historic building archive shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of commencement of the development hereby approved or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with policy HE5 of the North Lincolnshire Local Plan as the Hall is a listed building.

8.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

9.

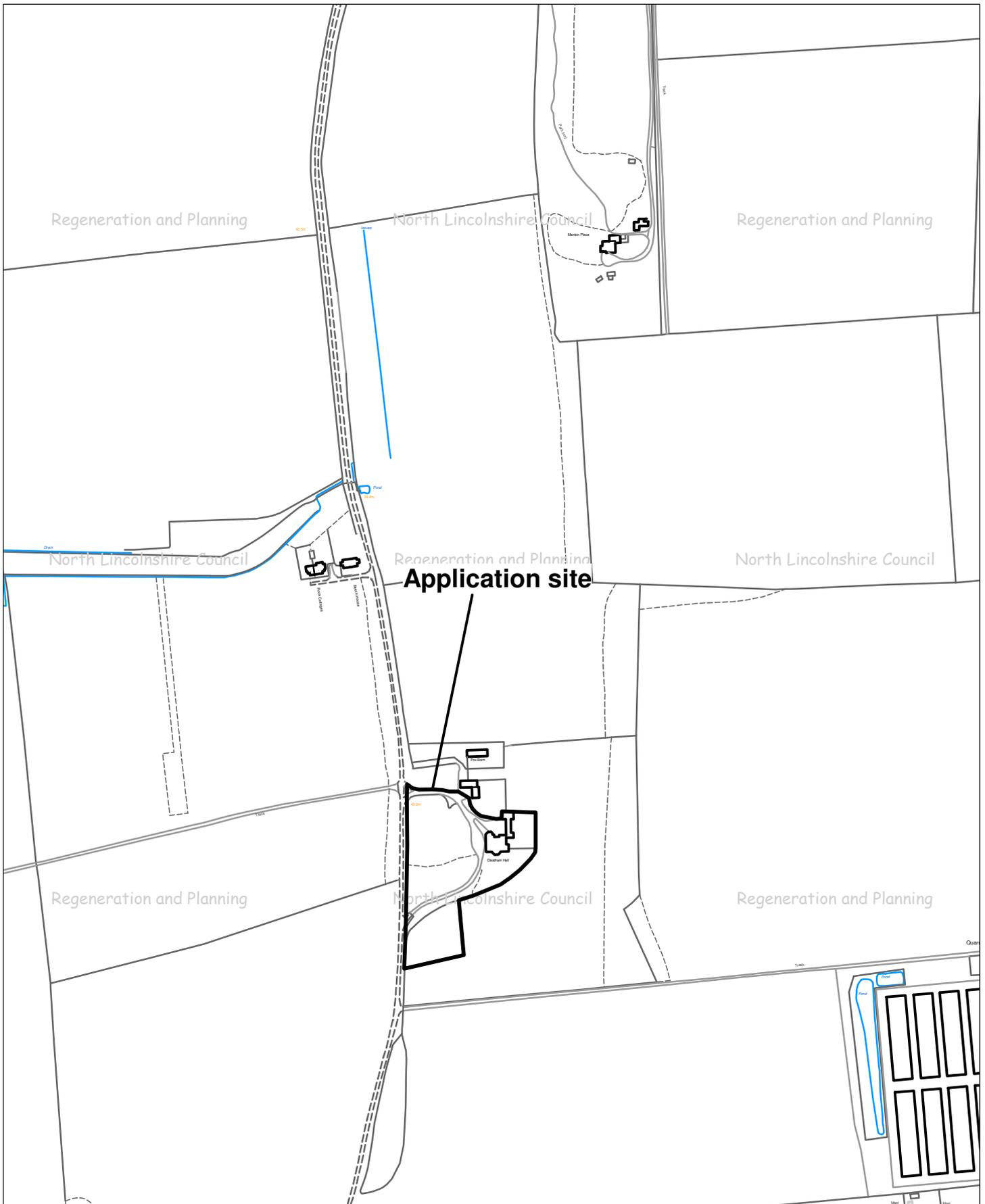
Before development is commenced, drawings at a scale 1:10 shall be submitted showing details and sections of any new or replacement windows to be installed as part of the development. Any such windows shall be installed fully in accordance with the agreed details and shall thereafter be retained as such.

Reason

To maintain the character of the listed building in accordance with policy HE5 of the North Lincolnshire Local Plan.

Reason for approval

The proposed development is in accordance with the North Lincolnshire Local Plan, particularly policies DS1 and HE5, and would have no adverse impact on the character and appearance of the listed building.



Application site

Drawing Title: 2011/0578 and 2011/601

OS Grid Ref: SE93340159

Drawn by: KC

Scale: 1:5000

Date: 20/01/2012



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Regeneration and Planning

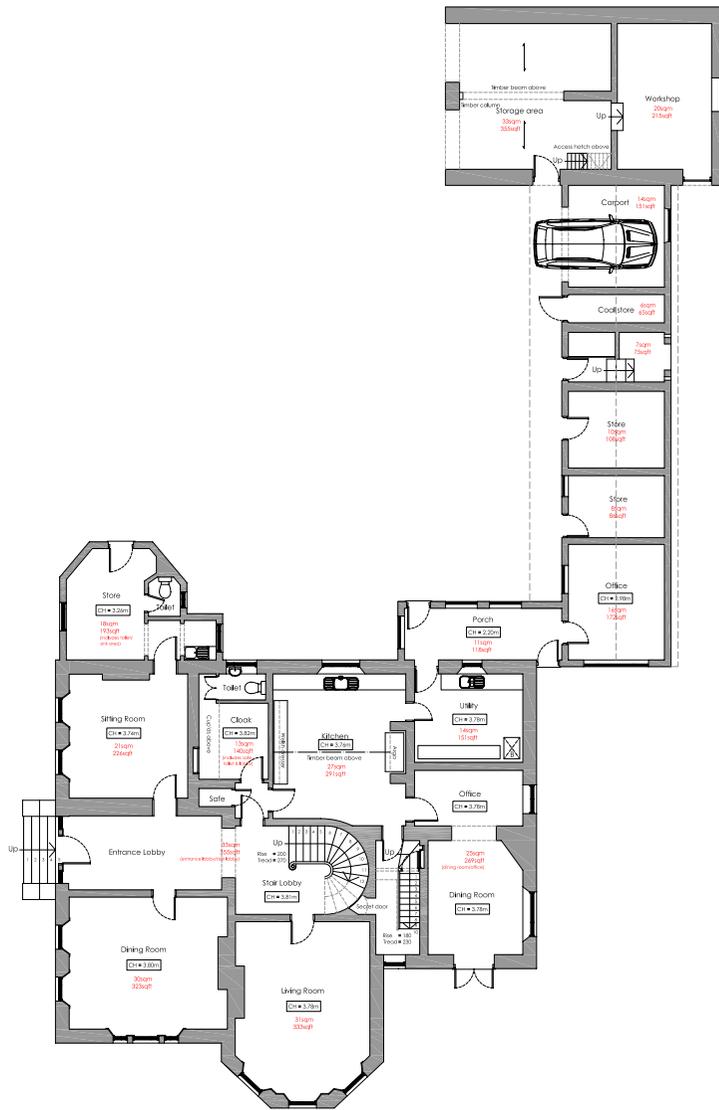
Head,

Marcus Walker BA (Hons), Dip URP, MA, MRTPI

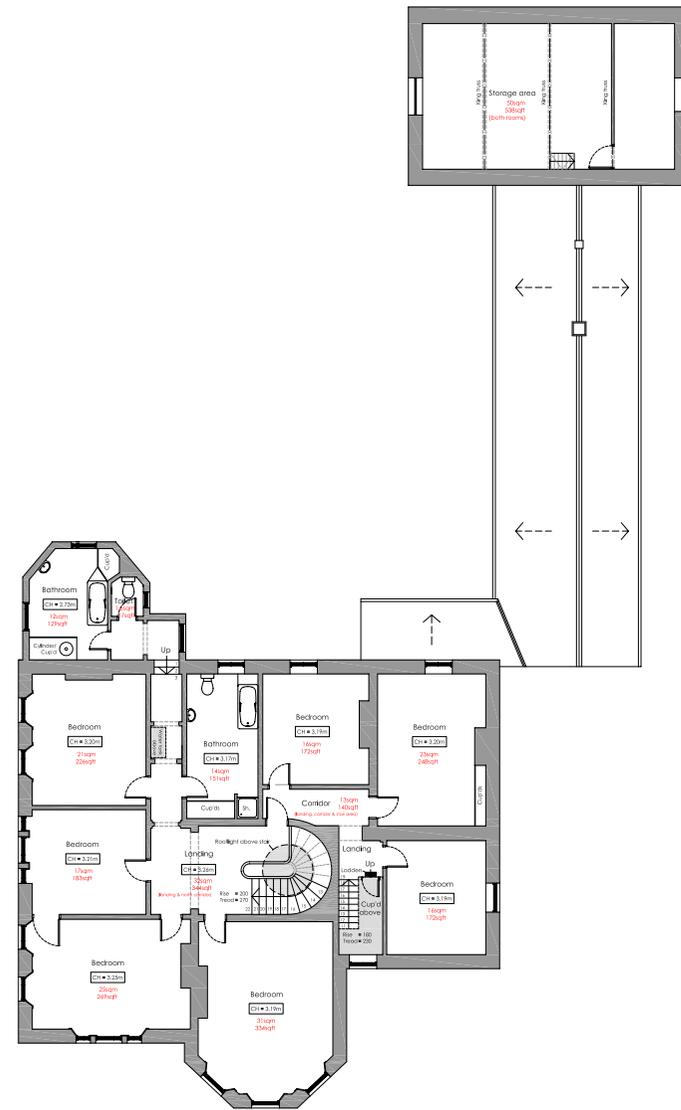
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EXISTING LAYOUT

NOT TO SCALE



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



Rev	Date	Revision	Client
			Mr & Mrs Anderson
			Project Title Cleatham Hall, Manton, Lincolnshire
			Title Existing Floor Plans
			Drawn by GJ
			Date Mar 2011
			Scale 1:100@A1
			Drawing No. 2218-003



