

<b>APPLICATION NO</b>	<b>PA/2016/1423</b>
<b>APPLICANT</b>	John Halmshaw Partners
<b>DEVELOPMENT</b>	Planning permission to carry out internal alterations to Unit 1, Main Hall West Wing, internal alterations and extensions and garage to Unit 2, Main Hall East Wing, and internal alterations to Unit 3, Hall Servants Wing
<b>LOCATION</b>	Units 1, 2, and 3 Wootton Hall, Vicarage Lane, Wootton, DN39 6SH
<b>PARISH</b>	Wootton
<b>WARD</b>	Ferry
<b>CASE OFFICER</b>	Andrew Law
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Wootton Parish Council

## **POLICIES**

**National Planning Policy Framework:** Paragraph 128 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 131 states that in 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.

Paragraph 132 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.

**North Lincolnshire Local Plan:** Policy DS1 (General Requirements) and Policy HE5 (Development affecting Listed Buildings)

**North Lincolnshire Core Strategy:** Policy CS6 (Historic Environment)

## **CONSULTATIONS**

**Highways:** No objection or comments.

**HER (Conservation):** No objection subject to conditions.

## **PARISH COUNCIL**

Object to the proposal as it is quite considerable for a small village and the parish councillors have expressed concerns regarding noise and disturbance from use and the possible adverse effect on a listed building.

## **PUBLICITY**

Neighbouring properties have been notified by letter, and site and press notices posted.

## **ASSESSMENT**

The application site is Wootton Hall, which is a grade II\* listed building sited within extensive grounds within the open countryside outside of the village of Wootton. The site is accessed via Church Lane from the south-east and via Barton Road from the west. The building lies at the western end of a complex of lesser buildings clustered around two courtyards and originally built as stables and coach houses, and a gardener's cottage. Wootton Hall and the attached buildings are occupied as private dwellings.

Wootton Hall is currently split into a main residence and two flats and this application seeks planning permission to reconfigure the building to result in three better-proportioned and configured units. This work consists of internal alterations as well as a small extension to unit 2 and the erection of a new detached garage to serve unit 2.

**The main issue to consider in this instance is whether the design of the proposal is acceptable and whether the works will have an unacceptable impact on the character of the listed building.**

### **Principle**

Large country houses with their deteriorating fabric are very expensive to maintain and it is important that they have a useful function to secure their long-term viability and maintenance. National and local policy is supportive of the re-use and development of heritage assets provided that there is no significant adverse impact on the heritage asset and advocates that great weight should be given to the conservation of the asset. Therefore, subject to an acceptable design, it is considered that the proposed development is acceptable in principle.

### **Design and impact on listed building**

Wootton Hall is a grade II\* listed building and is considered to be of significant historic and architectural importance. For this reason all new development must be carefully and sympathetically designed so that the historic significance and fabric is conserved and there is no unacceptable impact on the character or appearance of the building or its setting.

In this instance it is considered that the alterations to the building have been carefully designed to conserve the historic significance and fabric of the building. The development will retain the key architectural features, and the original form and use of the building will still be apparent and readily interpreted.

The main original layout and historic fabric is left intact with limited additions of stud walling to form new bathrooms. The main alterations to the building are the addition of a new staircase, conservatory and garage.

The new staircase has been positioned away from the main formal staircase in a minor room presently used as a bathroom. Whilst this is a new addition to the building, its location and simple traditional style means that any harm is appropriately mitigated and is considered to be justified.

The new conservatory has been designed in the form of a traditional orangery which were typically added to large country houses in the Georgian period. This structure is considered to be in keeping with the period style of the property and will not spoil the appreciation of the building.

The proposed garage is situated in a dip in the land to the side of the building and as such is relatively inconspicuous. This building is proposed to be built in the style of a traditional outbuilding, built from brick with timber ledged and braced doors. For these reasons it is considered that the garage will not detract from the character of the Hall or its setting.

In addition to the above, it should be noted that the council's Conservation Officer has been consulted on this application and has raised no objection to the proposed development subject to conditions securing appropriate materials.

### **Other matters**

The proposed works, due to their scale and location, will have no unacceptable impact on the amenity of neighbouring properties and will not be harmful to highway safety in the area.

### **Conclusion**

For the reasons outlined above, it is considered that the design of the proposed works is acceptable and that they will have no significant adverse effect on the character or setting of the listed building. Furthermore, the proposed development will secure the long-term viability and maintenance of this important heritage asset. Therefore the proposed development is considered to be acceptable and this application should be supported.

### **RECOMMENDATION      Grant permission subject to the following conditions:**

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 1991/E1, 1991 P1, 1991/123/P2, 1991/123/P3, 1991/123/P4, 1991/123/P5, 1991/123/P6, 1991/123/P7, 1991/123/P8, DS1, DS2, DS(2).1, DS3, DS4, DS5 and DS7.

Reason

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

3.

No development shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority and only the approved materials shall be used.

Reason

To protect the character and appearance of the listed building in accordance with policies HE5 of the North Lincolnshire Local Plan and CS6 of the North Lincolnshire Core Strategy.

4.

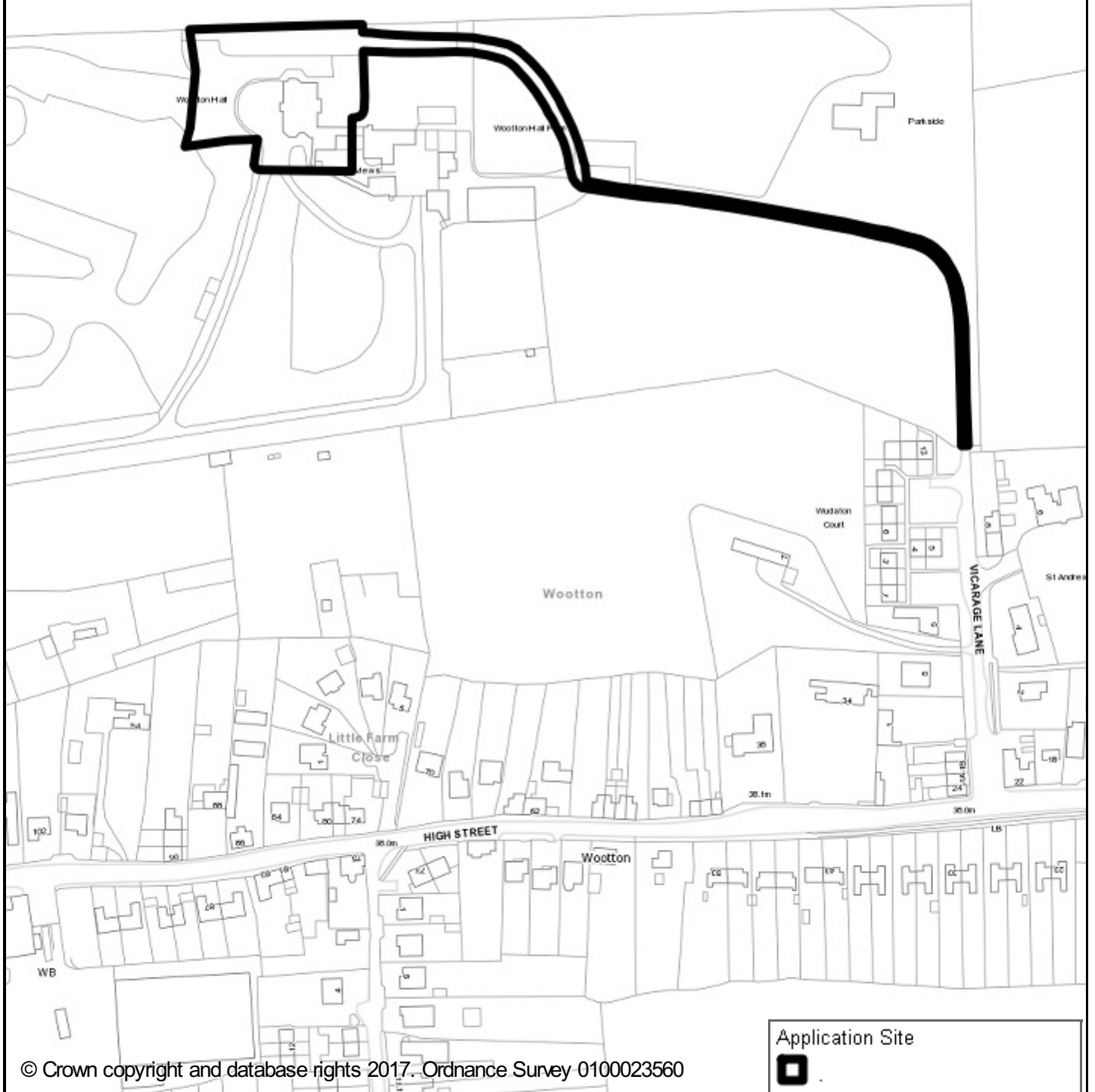
All new windows and doors and the new staircase shall be constructed of timber and retained as such thereafter.

Reason

To protect the character and appearance of the listed building in accordance with policies HE5 of the North Lincolnshire Local Plan and CS6 of the North Lincolnshire Core Strategy.

### **Informative**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



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