

APPLICATION NO	PA/2016/1465
APPLICANT	John Halmshaw Partners
DEVELOPMENT	Listed building consent for alterations to an existing outbuilding (Unit 4) in the curtilage of Wootton Hall, including construction of a dormer window in conjunction with a change of use to form a dwelling
LOCATION	Wootton Hall, Vicarage Lane, Wootton, DN39 6SH
PARISH	Wootton
WARD	Ferry
CASE OFFICER	Andrew Law
SUMMARY RECOMMENDATION	Grant consent subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	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 HE5 (Development affecting Listed Buildings)

North Lincolnshire Core Strategy: Policy CS6 (Historic Environment)

CONSULTATIONS

Highways: No objections or comments.

Environment Team (Ecology): A Phase 1 bat and nesting bird survey is required.

HER (Archaeology): No objection subject to conditions.

HER (Conservation): No objection subject to conditions.

Historic England: The application should be determined in accordance with national and local policy guidance, and on the basis of the council's expert conservation advice.

PARISH COUNCIL

Objects 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. No comments or objections have been received.

ASSESSMENT

The application site consists of former stables and outbuildings originally built as working buildings associated with the adjacent grade II* listed Wootton Hall in 1796. The buildings are configured in an L shape built in the vernacular brick with Welsh slate roofs. The buildings are grade II listed and also make an important contribution to the character of this historic site as a whole. The buildings are one and a half storey and the northern block has its original first floor in place.

This application seeks listed building consent for the alterations, including the installation of a dormer window, to facilitate the change of use of the buildings to form a dwelling. The change of use of the buildings is the subject of a separate application for planning permission (PA/2016/1417).

The main consideration in the determination of this application is whether the proposed alterations will have an unacceptable impact on the character or appearance of the listed buildings or their setting.

Principle

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

The buildings the subject of this application are grade II listed and are also important due to their association with the adjacent grade II* listed Wootton Hall. 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.

The stables have not been used as stables for a long time and the outbuildings are too small to be used as agricultural buildings. Therefore, the conversion to residential use is justified to ensure that it has a viable use and that it is maintained and looked after, and that it contributes to the long-term viability of the site as a whole. Their form, with a first floor in place, and general layout lends itself to residential conversion.

In this instance it is considered that the proposed alterations have been well designed to be sympathetic to the existing buildings. The development will retain the historic significance of the buildings and their key architectural features, and the original form and identity of the building is still apparent and readily interpreted.

The external changes have been limited to a small number of windows and a dormer window in the roof, and the appearance of the buildings will still be that of a set of traditional Georgian agricultural buildings. Therefore the historic appearance of the stables and outbuildings has been maintained.

Internally the main original layout and historic fabric has been left intact. The main internal additions are a new stair and a small amount of partition walling for a bathroom. These have a limited impact on the internal character of the building and can be justified to ensure its continued use. Internally the residential space has been well designed to conserve the original format of the buildings.

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.

Other matters

The council's ecologist has requested that a phase 1 bat and nesting bird survey be submitted prior to the determination of the application. However, as this application relates purely to listed building consent, the only material consideration is the impact of the development on the character and appearance of the listed building. The potential ecological impact of the development will be considered as part of the associated application for planning permission (PA/2016/1417) which is currently pending.

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 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: 1991/E2, 1991/4/E1.1, 1991/4/P3, 1991/4/P4, 1991/4/P5, 1991/4/P6, DS(4).1, DS(4).2, DS(4).3 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 shall be constructed in timber.

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.

5.

No alteration or development shall take place until a mitigation strategy providing for an historic building record and programme of archaeological recording, as defined in a brief prepared by the North Lincolnshire Historic Environment Record, has been submitted to, and approved in writing, by the local planning authority. The strategy shall include details of the following:

- (i) measures to ensure the preservation by record of the historic buildings and archaeological features
- (ii) methodologies for the recording of the historic buildings and recovery of archaeological remains including artefacts and ecofacts
- (iii) post-fieldwork methodologies for assessment and analyses
- (iv) report content and arrangements for dissemination, and publication proposals
- (v) archive preparation and deposition with recognised repositories
- (vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (vii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record Office of the commencement of historic building and archaeological works and the opportunity to monitor such works

- (viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan as the site contains heritage assets of archaeological interest that the proposals may damage or disturb; less than substantial harm to the archaeological interest may be mitigated by a programme of recording.

6.

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

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan as the site contains heritage assets of archaeological interest that the proposals may damage or disturb; less than substantial harm to the archaeological interest may be mitigated by a programme of recording.

7.

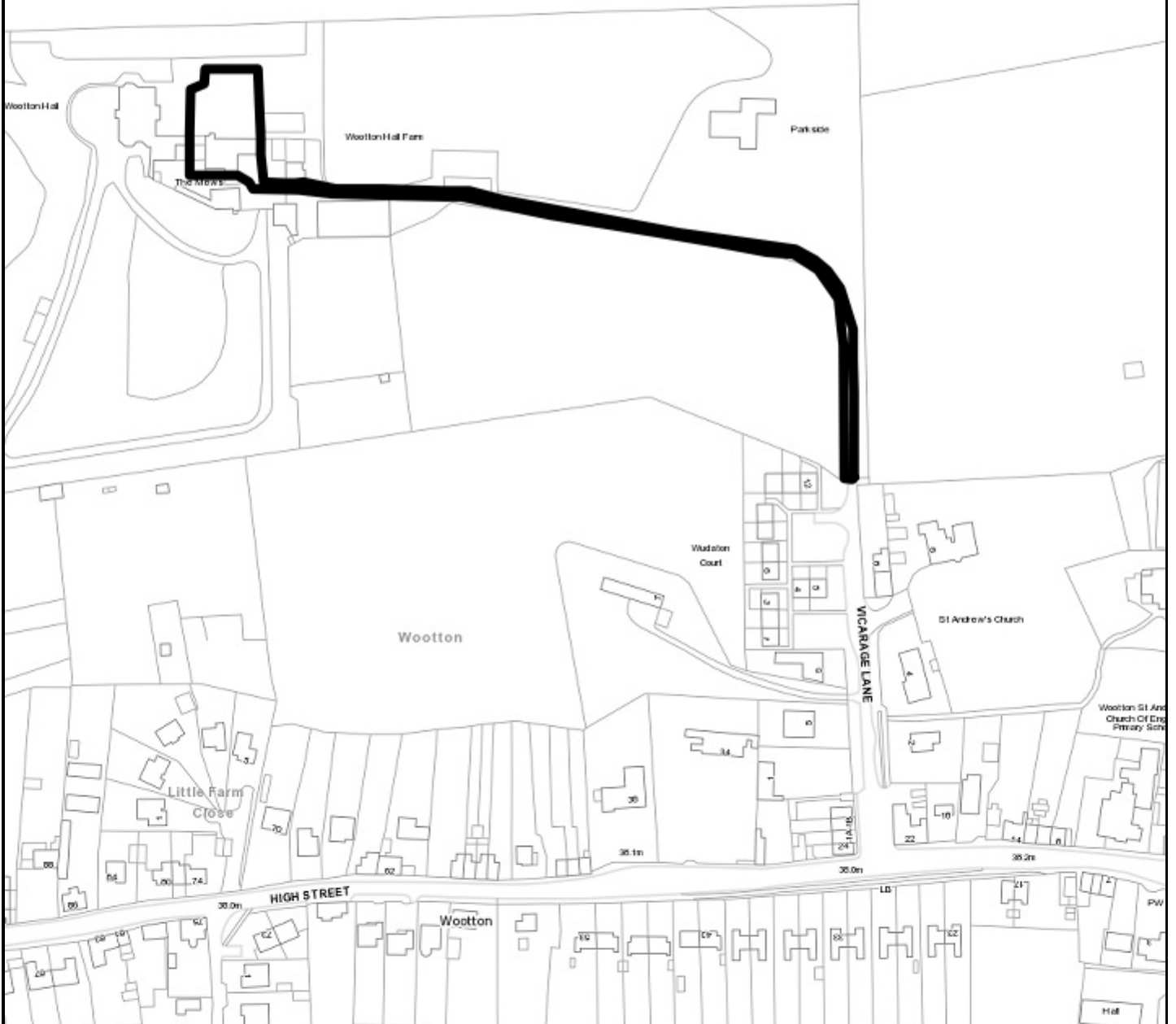
A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan as the site contains heritage assets of archaeological interest that the proposals may damage or disturb; less than substantial harm to the archaeological interest may be mitigated by a programme of recording.

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.



Application Site


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