

APPLICATION NO	PA/2016/1784
APPLICANT	John Halmshaw Partners
DEVELOPMENT	Planning permission to carry out alterations and extensions to provide a dwelling
LOCATION	Unit 5 in the grounds of Wootton Hall, Wootton, DN39 6SH
PARISH	Wootton
WARD	Ferry
CASE OFFICER	Andrew Law
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Wootton Parish Council

POLICIES

National Planning Policy Framework: Paragraph 38 requires local planning authorities to approach decisions on proposed development in a positive and creative way.

Paragraph 47 states that *“planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.”*

Paragraph 130 states that *“permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions...”*

Paragraph 189 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 190 required local planning authorities to identify and assess the significance of heritage assets that may be affected by a proposal...taking account of the available evidence and any necessary expertise.

Paragraph 192 states that in determining applications, *“local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

c) *the desirability of new development making a positive contribution to local character and distinctiveness.*”

Paragraph 193 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...*”

Paragraph 194 states that “*any harm to, or loss of, the significance of a designated heritage asset...should require clear and convincing justification.*”

North Lincolnshire Local Plan:

Policy DS1 (General Requirements)

Policy RD2 (Development in the Open Countryside)

Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside)

Policy HE5 (Development affecting Listed Buildings)

North Lincolnshire Core Strategy:

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS6 (Historic Environment)

CONSULTATIONS

Highways: No comments or objection.

Conservation: Initially objected as the extensions and alterations were considered to be out of keeping with the character of the building. Specific concerns were raised in relation to the scale and impact of the two-storey extension.

Following the submission of amended plans, including the removal of the two-storey side extensions and its replacement with a modest lean-to extension, the conservation officer has removed their initial objection subject to conditions.

PARISH COUNCIL

Wootton 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 press and site notices posted. No letters of comment or objection have been received.

ASSESSMENT

Site

The application site consists of a detached two-storey dwelling located within the grounds of Wootton Hall, a grade II* listed building sited within extensive grounds within the open countryside outside the village of Wootton. This building is not listed separately, but is considered to be a curtilage listed building.

The site is located outside the defined development boundary for Wootton and as such is located within the open countryside for the purpose of planning. The site is not located within any designated conservation area.

The dwelling has been significantly altered over time, with modern alterations that have harmed its character. The original exterior windows have been replaced with larger, modern windows. The building has also had its original roof replaced with concrete tiles and the addition of a clock tower.

Proposal

This application seeks planning permission for internal and external alterations to the building, including extensions and alterations to the fenestration.

The plans initially submitted included a large, two-storey side extension with a cranked gable. Following concerns raised by the council's conservation officer, amended plans were submitted which removed this element of the proposal and the proposal now incorporates much more modest and simple single-storey extensions.

The main issue to consider in the determination of this application is whether the proposed works will have an unacceptable impact on the character of the listed building.

Principle

Policy RD10 of the North Lincolnshire Local Plan is supportive of extensions to existing dwellings in the open countryside provided that they do not add more than 20% volume to the dwelling, exclusive of normal permitted development rights and that the design of the extensions are appropriate for the host dwelling and the local area. The proposed extensions do not exceed the permitted size, excluding permitted development rights, as set out in policy RD10.

In addition to the above, 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 (policies HE5 of the North Lincolnshire Local Plan, CS6 of the Core Strategy and Chapter 16 of the NPPF apply).

Therefore, subject to an acceptable design, it is considered that the proposed development is acceptable in principle.

Design and impact on the listed building

The building the subject of this application is listed by virtue of its 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. This building is likely to have been used as workers' accommodation for Wootton Hall. It is located next to the barns and stables and would have originally had a simple fenestration, being subservient to the main hall.

The dwelling has been significantly altered over time with unsympathetic alterations that detract from the original character of the building. Notwithstanding this, the building largely retains its character and identity as a simple, subservient building, separate from the main hall. The council's conservation officer has confirmed that Wootton Hall, its agricultural subservient buildings and its parkland has illustrative value to show how the minor gentry lived. It is important that this building is still seen as a simple subservient building associated with the rear working part of the Hall in order for the historic site's significance to be conserved.

The original plans submitted were considered to be unacceptable due to the alterations not being in keeping with the simple character of the building. The large two-storey extension originally proposed was of an overly elaborate design with cranked bays similar to those found on the main hall. This was considered to be out of keeping as this building is a simple, low-key building which was subservient to the main hall and would not have incorporated such elaborate architectural features.

Amended plans have been submitted following the concerns raised by the conservation officer. The two-storey side extension has been removed from the proposal and replaced with a simple, single-storey, lean-to extension. The council's conservation officer has reviewed the amended plans and has confirmed that they are acceptable and that the changes to the scheme have resolved the initial concerns.

Conclusion

The proposed extensions and alterations, as amended, respect the simple, subservient character of the building and are considered to have no unacceptable impact on the character or setting of the building. Furthermore, the proposed works will help to secure the long-term viability and maintenance of this important curtilage building. Therefore, the proposed development is considered to be acceptable and this application is recommended for approval.

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: 1991/5/E2, 1991/5/P3/B, 1991/5/P4/B, 1991/5/P5/B, 1991/5/P6/B and 1991/5/P7/B.

Reason

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

3.

No above-ground works 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 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.

4.

All new windows and doors shall be constructed from timber and shall be 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.

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 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.

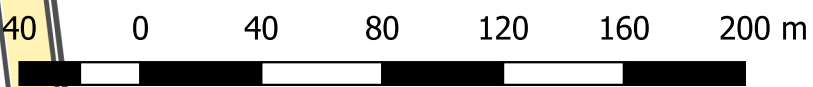
A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may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

Reason

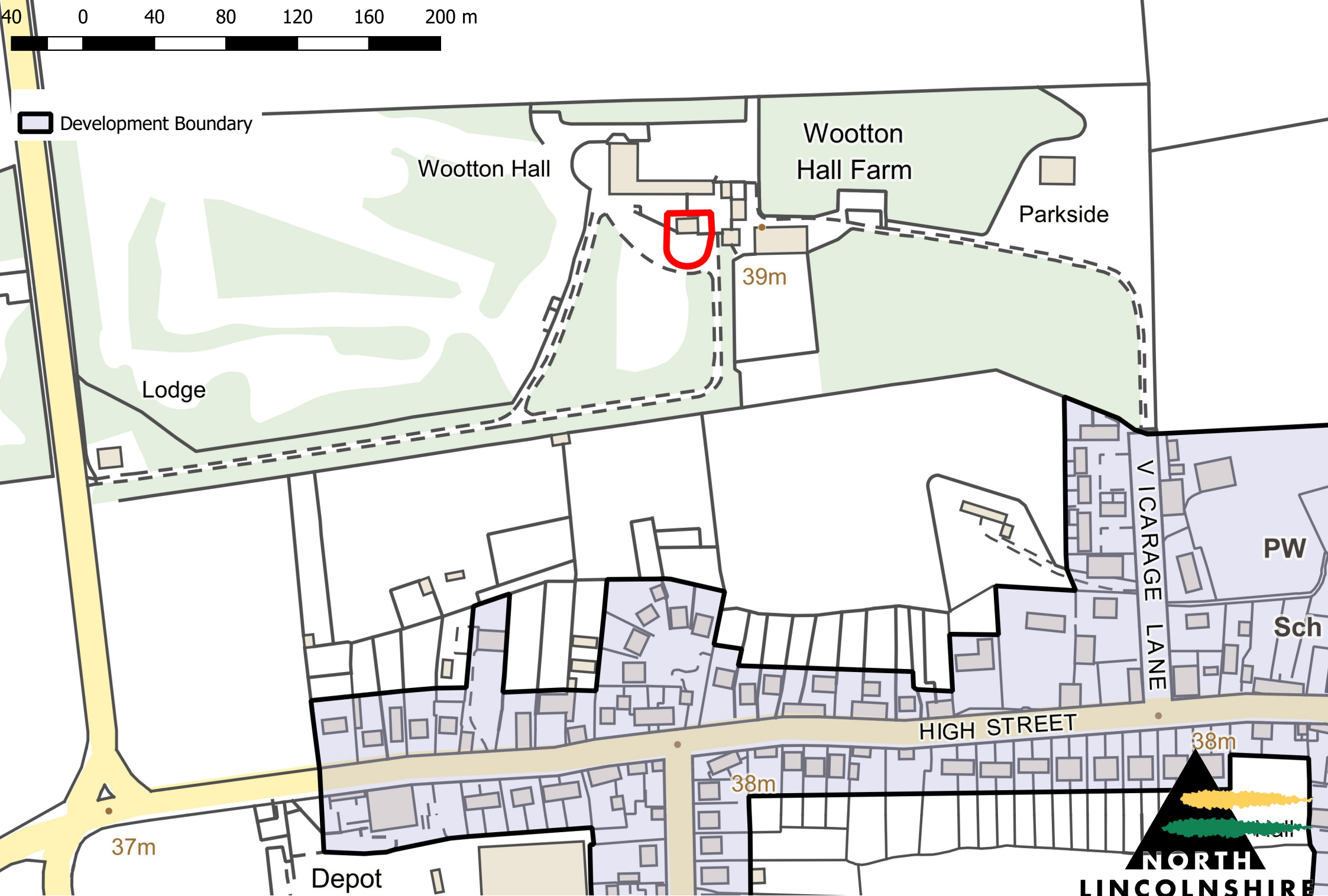
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Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 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.



Development Boundary



PA/2016/1784

