

PLANNING COMMITTEE – 3 JULY 2018

Application No:	18/00126/LBC	
Proposal:	Proposed conversion of Hatton House (formerly Newark Working Mens Club) Beacon Hill Road Newark, to form 8 apartments. Remainder of building to be demolished. To include erection of 8 new cottages and associated access and landscaping works.	
Location:	Newark Working Men’s Club, 13 Beacon Hill Road, Newark On Trent	
Applicant:	Northgate Lettings	
Registered:	19 January 2018	Target Date: 16 March 2018

This application is before the Planning Committee as it is linked to the full major scheme also on the agenda.

The Site

The site lies on the northern side of Beacon Hill Road in Newark and contains a Grade II listed building that was formerly the Newark Workings Men’s Club. The list description states:

“Formerly known as: Hatton House School BEACON HILL ROAD. House, now working men’s club. Mid C19, with mid and late C20 alterations. Stucco with hipped slate roof and 4 coped external gable stacks, each pair with a shaped gable between them. Chamfered quoins, dentillated eaves. 2 storeys plus garrets; 3 window range. Projecting hipped central bay with central French window and fanlight, flanked by plain sashes and resembling a Venetian window. On either side, a tripartite plain sash. Tetrastyle Doric portico with dentillated cornice, covering a pilastered doorcase with multiple keystones and 2-leaf fielded panelled door, flanked by single plain sashes. Single small sashes in each return angle. Beyond, single C20 French windows with sidelights. In each gable, a round headed margin light sash and above, a paired sash to the garrets. Interior altered late C20.”

The building is set amongst hardstanding which was last used for car parking and can, according to the applicants accommodate c54 cars. The building is currently vacant and in a relatively poor state of repair.

Vehicular access to the site is located from Beacon Hill Road between No. 11 Beacon Hill Road and No. 1 The Close. The driveway is defined on either side by walls/fencing. There is an existing mono pitch garage (at the northern end of the drive) which appears to take its access from the driveway but which isn’t the application site.

The application site also includes a small part of the garden of a property to the west which was erected under a permission granted in 1993 (FUL/93/0905) and is known as 26 Lindum Street. This part of the site until recently accommodated a single storey modern outbuilding which appears to have been demolished. This part of the site is bound by weathered fencing.

To the north of the site is the blank gable end of the two storey Victorian terraces of Lindum Street. No. 21 (the end terrace) takes its rear access via a passageway further along the row of the terraces albeit its garden bounds the site. Also to the north is the side elevation of Lindum Mews (a two storey mews terrace) which sits approximately 1 metre from the boundary (comprising relatively new timber fencing with laurel bushes planted in front of these). No. 1 Lindum Mews, (planning ref. 86/0217) which is the nearest dwelling, has a window at first floor level which appears to serve a bedroom.

To the south of the listed building are two storey modern dwellings known as numbers 1 to 7 The Close. These dwellings front the highway but vehicular access to these dwellings is between numbers 2 and 3 (which provides a view of the listed building from the roadside) and leads to its parking/garage court.

A Chapel of Rest/Funeral Directors has its buildings forming part of the eastern boundary with its single storey blank elevation facing the application site.

The site lies within the 'Newark Urban Area' as defined within the Allocations and Development Management DPD. The site also lies within an area that is prone to surface water run off according to the Environment Agency Maps.

Relevant Planning History

18/00125/FULM - Proposed conversion of Hatton House (formerly Newark Working Men's Club) Beacon Hill Road Newark, to form 8 apartments. Remainder of building to be demolished. To include erection of 8 new cottages and associated access and landscaping works.' This application was submitted concurrently with this listed building consent and is pending consideration.

PREAPP/00199/17 – Pre-application advice was sought for the conversion of the existing listed building to residential use and its extension by way of the erection of a new apartment block and some new dwellings; totalling 17 dwellings. Advice was offered in November 2017.

The Proposal

Listed building consent is sought for the demolition of existing extensions to the listed building and its conversion to 8 residential apartments together with the associated internal alterations.

Two apartments would be created on each level (basement, ground, first and second floors) of the listed building.

Within the Basement, Unit 1 would have an open plan kitchen, diner and lounge which would gain natural light from a lightwell, a master bedroom with shower room and a second bedroom also gaining light from a second lightwell. Also within the Basement Unit 2 has its dining/lounge area and separate kitchen arranged to benefit from a lightwell. The main bedroom also benefits from a further lightwell, whilst the second bedroom proposes a high level window in an existing opening to serve it. A separate shower room and toilet are also proposed.

At ground floor level Units 3 & 4 would have an open plan kitchen, diner and lounge, two double bedrooms (one with en-suite) and bathroom.

At first floor both Units 5 & 6 are accessed off grand central staircase and would have an open plan kitchen, diner and lounge, two double bedrooms (one with en-suite) and shower room.

At second floor Units 7 & 8 would be accessed off a secondary, rear staircase. Each would have an open plan kitchen, diner and lounge, two double bedrooms and a shower room.

The following plans and documents accompany the application.

- 17.3410 - Site Location Plan
- 17.3410.01 Existing Details Sheet 1 of 8 (Ground Floor Plan of existing building)
- 17.3410.02 Existing Details Sheet 2 of 8 (First Floor Plan of existing building)
- 17.3410.03 Existing Details Sheet 3 of 8 (Basement Floor Plan of existing building)
- 17.3410.04 Existing Details Sheet 4 of 8 (Section AA through existing building)
- 17.3410.05 Existing Details Sheet 5 of 8 (Section BB through existing building)
- 17.3410.06 Existing Details Sheet 6 of 8 (Section CC through existing building)
- 17.3410.07 Existing Details Sheet 7 of 8 (Existing Front & Side Elevations)
- 17.3410.08 Existing Details Sheet 8 of 8 (Existing Rear & Side Elevations)
- 17.3410.16D - Detailed Planning Sheet 1 of 8 (Proposed Block Plan, Site & Roof Plans) received 01/06/2018
- 17.3410.17B - Detailed Planning Sheet 2 of 8 (Proposed Elevations for Plots 1 to 8)
- 17.3410.18B - Detailed Planning Sheet 3 of 8 (Proposed Floor (Basement & Ground) Plans for Plots 1 to 8)
- 17.3410.19B - Detailed Planning Sheet 4 of 8 (Proposed Floor (First & Second) Plans for Plots 1 to 8)
- 17.3410.25 – 3D Visualisations Sheet 1 of 2
- 17.3410.25 – 3D Visualisations Sheet 2 of 2
- OTH/MSE/3698 – Topographical Survey
- Heritage Impact Assessment, Grover Lewis Association, January 2018
- Design & Access Statement

Departure/Public Advertisement Procedure

Twenty neighbours were individually notified and the application has been advertised in the local press and 3 site notices have also been displayed at the site and in the vicinity of the site. Re-consultation has been carried out in respect of amendments where appropriate.

Relevant Planning Policies

The Courts have accepted that Section 54A of the Town and Country Planning Act 1990 does not apply to decisions on applications for Listed Building Consents, since in those cases there is no statutory requirement to have regard to the provisions of the development plan. However, Local Planning Authorities are required to be mindful of their duty under the legal framework in determining such matters, i.e. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and take into account the following other material considerations:

- *National Planning Policy Framework (NPPF) Adopted March 2012*
- *Planning Policy Guidance (PPG) published April 2014*
- *Historic England's Good Practice Advice Note 2 – Managing Significance in Decision Taking in the Historic Environment*
- *Historic England Advice Note 2 – Making Changes to Heritage Assets*

- Core Policy 14 – Historic Environment from the adopted Newark and Sherwood Core Strategy Adopted March 2011
- Policy DM9 - Protecting and Enhancing the Historic Environment from the adopted *Allocations and Development Management DPD Adopted July 2013*

Consultations

Newark Town Council – Object:

02/02/2018:

“18/00125/FULM & 18/00136/LBC – Newark Working Men’s Club, 13 Beacon Hill Road, Newark

The above applications were considered at Newark Town Council’s Planning Meeting on 31st January 2018 and Objection was raised on the grounds that the proposed development was over intensive and the access/egress onto Beacon Hill Road could cause further traffic congestion on an already busy road. Please note the additional comments made below:

‘Members felt that this application could have a significant impact on the local community beyond the immediate neighbouring properties, particularly with respect to the traffic impact arising from such a large number of additional properties being proposed on such a small site. It was AGREED therefore, that the District Council be asked to undertake a wider direct consultation than would normally be the case to include, but not exclusively, the Ropewalk and properties on Beacon Hill Road that are close to the site’.

NSDC Conservation – have made the following comments during the lifetime of the scheme (in response to various amendments and clarification. They now support the scheme:

08/03/2018 – “Further to the submission of this email and the revised plans sent by Mark Smalley 1st March 2018 I am now happy with this scheme.

I am happy, in this case, that the cellar be tanked, as there are no features that would be lost or obscured by doing so. The system they have described also has the capacity to drain water potentially trapped between the dry lining and outer wall away, particularly important as I doubt the existing render on the outside is very breathable. If this is combined with the re-laying of the cellar brick pavers, consolidated into the main room in each basement flat, this addresses my concerns about the cellar.

In terms of sound insulation the scheme now protects the first floor, which is the principal floor in terms of surviving architectural features, as well as the hall stairs and landing. The scheme for the attic, which also survives well but is lower status in terms of architectural features, can hopefully be achieved by sound insulation between floor joists, which is acceptable. I note the annotation on the attic floor plans also says floor will be overlaid if needed – I am happy that this stay on the plans, but would rather the use of this only if necessary, secured by condition if we can.

I also note the confirmation of the use of downstands where walls are to be removed, which is now acceptable.

I now believe this addresses all my Conservation concerns and, subject to condition, have no objection to this scheme.”

28/02/18 – “Thank you for this. However, as I understood it the plan was that the 1st floor would be left untouched in terms of its floors and ceilings, especially as it has decorative fireplaces. The plan I discussed with Kevin was to under-draw the ceilings to the ground floor as this floor is most altered (and the re-fix covings, which in any event may not be original), though not undrawn any area of the stairs and hallway (which shouldn’t be necessary in any event I presume) and then lay a floor over that the attic level, which would require skirtings and one less decorative fire place to be lifted, as well as doors (where they survive in the attic) to be minorly trimmed. This would therefore avoid altering the highest status floor.

Please can you confirm that this is the understanding with the client and amend plans accordingly? I am happy that the cellar brick pavers in the rooms they survive will be lifted and re-laid over insulation and dpc. I note the alteration of the rooflights to conservation rooflights, which is better, thank you.

Other queries still not answered:

Is the cellar to be tanked?

Can a downstand be left where walls are to be removed pleased?”

16/02/18 – “I am managed to have a look through these plans and I believe they cover nearly all my requests for amendments. I am grateful for these amendments having been taken on board – this has made this a much improved scheme, especially so with the main central staircase and treatment of plan form.

What I have not had time to do is check them for new or different amendments and perhaps the agent could confirm the amendments only relate to my comments as requested?

The item which remains unaltered in elevation is the rooflights – which are still shown as being of different designs. I note the plan annotation speaks of conservation rooflights but I still think these would look better in a consistent design.

My comments also included a number of queries about whether the cellar was to be tanked, what was to happen to the brick paver floors, details of sound insulation, the potential for keeping downstands above wall removal etc. - all of which are still crucial to getting an acceptable scheme. Could agent now look through my comments and follow up on the questions posed please?”

09/02/18: “Further to the submission of plans to convert the Newark Working Men’s Club and associated new build in the grounds I have the following comments. (Please note that comments underlined require amendments with potential conditions are in **bold** and a number of queries are in *italics*)

This submission follows extensive pre-application discussions under PREAPP/00199/17.

Site description

The building is a Grade II listed building, formerly called Lindum House and built in the mid-1860s for a wealthy local businessman and former mayor of Newark. The building is built in the Victorian Classical style, using plain and margin light sashes, rusticated quoins, large moulded eaves and a portico porch.

When first built the building was set in extensive grounds with gate lodges, formal gardens and glass houses. The building also once had full width glass house/orangery to the rear, stepped

entrance down into the basement with Regency style awnings over the ground floor windows either side of the porch.



1885 OS Map showing original extent of grounds

By 1882 Lindum House was renamed Hatton House and used as a boys' boarding school, creating a new block to the north of the building (now lost). In 1913 the building became used for Newark Working Men's Club. The building was then requisitioned during WWI for billeted soldiers and as a military hospital. When leased back to the Working Men's Club in the 1920s the curtilage was significantly reduced. From 1900 onwards there was a piecemeal and progressive contraction of the building's land and the consequent residential development around it. The setting of the building today has been significantly impacted by this reduction and development of its curtilage, with no trace of formal gardens now surviving.

In the late 1960s and 1970 large flat roofed extensions were added to the building, taking out the rear wall at ground floor and infilling most of the remaining rear land, again significantly and negatively impacting upon the significance of the building. These extensions are particularly harmful as they overlap the footprint of the building, making them visible in all directions. At some point in its history the grand, central staircase was removed from ground to first floor, leaving legible but much altered vestiges at first floor and an attractive tiled floor to the former hallway at ground floor. The former hallway became a bar area with a suspended ceiling (recently removed to reveal overall good survival of the decorative coving).

The building's plan form is essentially four rooms off the central hallway/staircase, but this plan form has been significantly altered over time and while legible in a plan based exercise survives only in part on the ground floor and somewhat better at first floor. The attic is generally better preserved, having a number of rooms off a central corridor. The attic doors, where they survive, still retain a notation about the number of men allocated to each room – a survival presumably from its military days. The attic did previously have a bank of rooflights, the glass from which has been smashed in and the lights roofed over.

In terms of architectural detail - survival is varied. Of note is the tiled floor in the hallway (covered in screed in places but hopefully mostly capable of repair), decorative coving to the former hallway and landing (part damaged but again hopefully capable of repair), grand staircase at first floor, a few fireplaces and a few fire baskets, partially legible plan form, good survival at attic level. The basements are a number of rooms with the remains of blocked sash windows. Some brick paver floors survive while others have been lost. There is one set of cold slab shelves in the basement.

Statutory framework

Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') require the Local Planning Authority (LPA) to pay special regard to the desirability of preserving listed buildings, their setting and any architectural features that they possess. In this context, the objective of preservation is to cause no harm, and is a matter of paramount concern in the planning process.

Policies CP14 and DM9 of the Council's local plan, amongst other things, seek to protect the historic environment and ensure that heritage assets are managed in a way that best sustains their significance. Key issues to consider in proposals for additions to heritage assets are proportion, height, massing, bulk, use of materials, land-use, relationship with adjacent assets, alignment and treatment of setting.

The importance of considering the impact of new development on the significance of designated heritage assets, furthermore, is expressed in section 12 of the National Planning Policy Framework (NPPF). Paragraph 132 of the NPPF, for example, advises that the significance of designated heritage assets can be harmed or lost through alterations or development within their setting. Such harm or loss to significance requires clear and convincing justification. The NPPF also makes it clear that protecting and enhancing the historic environment is sustainable development (paragraph 7).

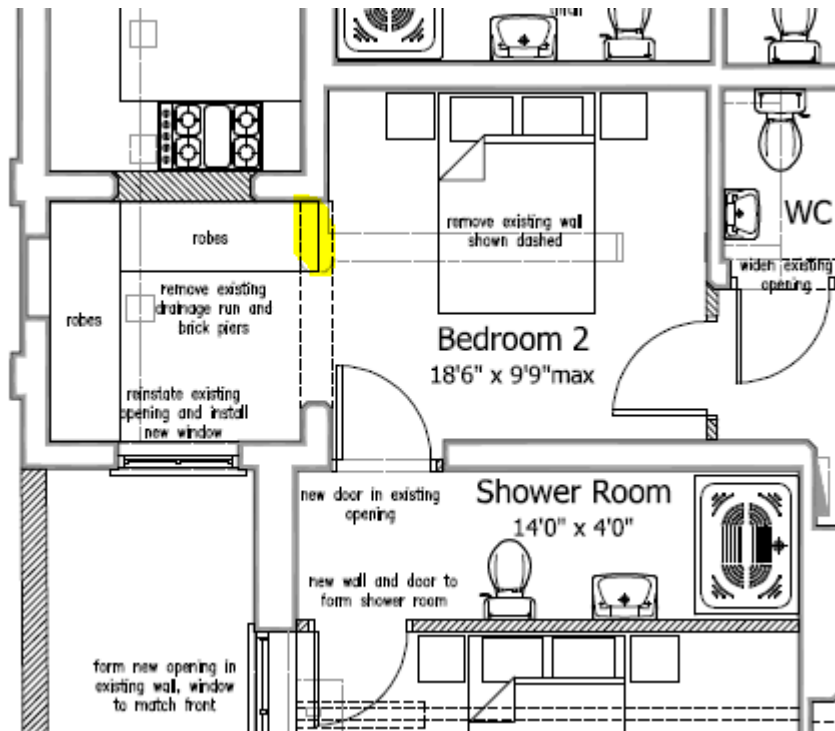
Comments on proposed scheme

Basement

One of the main changes to the basement is the reinstatement of the windows here, which can be seen surviving, albeit in a derelict and blocked in form. These were reasonably formal sash windows and show that the basement was used as living accommodation in some form. Their reinstatement and the better use of the cellar will be a positive heritage gain for the building. I do note, however, that for some reason the new cellar windows have been drawn as almost full height but are not currently. I can see no reason why the existing pattern (which survives well enough to be copied) could not be re-used. I would be grateful if you could pursue this amendment please. I understand from the owner that some hidden steel supports will be required behind these window architraves but I have no objection to this. **All repairs and structural interventions required should be conditioned.**

In terms of plan form, the overall existing layout is actually quite well preserved in the proposed plans. I note one of the small store rooms is being removed to create a larger room, but appreciate the re-use of the adjacent store room as a shower and another as a kitchen.

There is one small area, see plan extract below, where an attractive rounded arch is being removed to create a wider entrance to a wardrobe area. Given the use of this space there is no need for this removal of fabric and the arch should be retained.



It is a shame to lose the shelving with the cold slabs, though I do accept they could be hard to re-use within the flats conversion. Overall I think the reinstatement of the windows and an active use here makes for an acceptable balance and I have no objection.

I note in the proposed sections one area of cellar floor will be raised – this is where it has been reduced in height previously and I have no objection to this.

Ideally the brick pavers, where they exist, should be retained, which should be conditioned.

Is there a proposal to tank the cellar? It does not actually seem to smell or feel damp so I am not sure this is necessary, though do accept that there are no architectural features which would otherwise be covered or compromised (other than the floor covering – see above) if it were tanked (especially as the windows will be reinstatements).

Ground floor

The main alteration here is the reinstatement of the grand, staircase down from the first floor level. This will be a significant heritage gain and improvement to the aesthetic significance of the building as well as making the plan form more legible. I understand new decorative metal stair rods would be cast to match, though this detail should be conditioned. Now that the suspended ceiling over the bar has been removed the decorative coving is now revealed and while it will **need repair (to be conditioned)** it is relatively well preserved and mostly capable of repair. **The treatment of the tiles in the hallway, as well as the spec for coving repair, should also be conditioned.** This should secure a significant heritage gain for this building.

My main issue with this first floor layout is the way the reinstatement of the grand staircase will be compromised by bringing forward rooms right up the banister, removing the landing, as marked with the blue zigzag line and number 1. This will crowd the staircase and undermine the ostentatious sense of space (and circulation) that it was designed to bring. I have spoken to the owner about this specifically and accept there needs to be some form of easement to keep access across the landing to the flats, but that this can be achieved by a chamfered corner, as marked number 2 above, leaving most of the original landing open. This will complete the positive impact of reinstating the grand staircase.

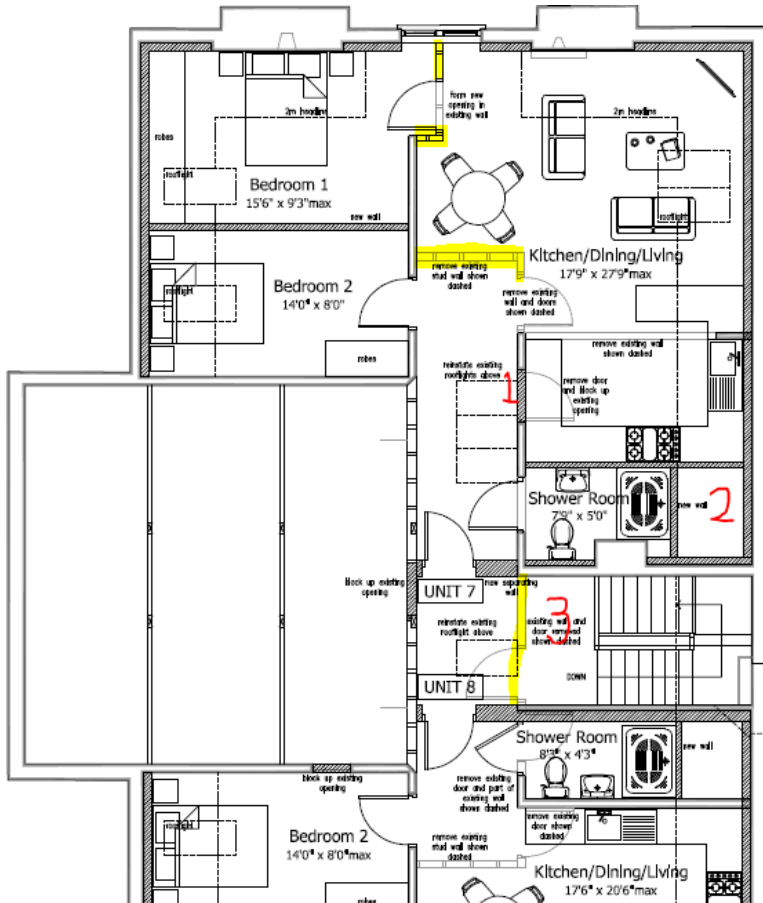
I am also not happy at the proposed ensuite across a fireplace (marked number 3 above). I do appreciate an existing inappropriate stud wall here, but the removal of this and reinstatement of the fireplace as a proper feature will be a positive enhancement which could be achieved here. The compromise is the need to achieve bathroom space and I feel this is best achieved by creating a 'Jack and Jill' style arrangement as marked number 4 above. Overall, I think this will be a better arrangement than is currently at the building and a reasonable compromise moving forward. What we didn't discuss on site, but which could be looked at, is whether the floor to ceiling height is such that this ensuite could be formed more as a pod, sitting under the original ceiling height allowing the original layout of the room to be read. The other option, which was used at St Pancras Station Hotel and put forward in the recent Kelham Hall application, is to create a bespoke bed which has an ensuite behind, almost like a fitted wardrobe, although I appreciate this may be more appropriate for hotels than for residential properties.

I also note there are various areas of internal lining to improve acoustic qualities between separate units. While this is an otherwise unwanted intervention the room proportions are such that this can be achieved with no perceptible alteration but I would ask that the **coving, skirting and picture rails be reformed and secured by condition**. It is a better compromise to have this lining within the living areas, rather than on the staircase and landing, and so overall I have no objection to this intervention. Equally bedroom 2 of unit 5 sees lining either side of the chimney breast, but the reveal is deep enough here to allow for this with no perceptible loss of the chimney breast projection. **I would ask that the annotation marked robes either side of this chimney breast not rise to full ceiling height, allowing the dimensions of the chimney breast to be read, again to be secured by condition.**

Second floor

The second floor has the best degree of preservation in plan form, although unsurprisingly the least amount of fine architectural detail (as is usual of what would have been servant's quarters). I am disappointed to see a large degree of loss to the planform here, which in most cases does not seem necessary at all. The owner and I discussed potential revisions here and feel a similar and workable layout can be achieved by mostly retaining the existing plan form, as indicated below:

In unit 7:



Fabric marked yellow should be retained and the scheme would work the same with this retained.

This includes the entrance lobby to the second floor (marked by number 3) where the arched opening should be retained, although the door itself can be lost as this is a modern, somewhat flimsy, door.

At my number 1 the historic door (which retains details of the number of billeted soldiers painted onto it) should be retained and fixed shut.

I note there is a bathroom to be formed across a chimney breast but this is the flue only and no sign of having had a fire place opening, so I am happy with this. We discussed not wasting the void at number 4 but incorporating this for a bath, which seem a sensible use of space.

Again, where the wall is to be removed to create the large kitchen/diving/living area I believe there should be space for small downstand to be left?

I believe a bed is shown across a fireplace with fire insert in bedroom 1. While I appreciate this is indicative only the fireplace and fire insert here should be retained.

Generally at second floor:

I believe my annotations for unit 7 also apply to unit 8 which is a symmetrical reflection of this unit, so I would also be seeking similar alterations on this part of the second floor.

I have objection to the proposed division of the large rooms into two double bedrooms. While the rooms have a central fireplace it is very much a functional, rather than decorative, feature and the rooms have no other architectural features that would be harmed by its division. I am therefore sympathetic of the desire to create two double rooms out of this one larger room.

I note again the use of internal acoustic lining. I note this will remove the small projection of the chimney breast, however the existing arrangement is almost flush anyway and the fireplaces are very functional with no grandeur, so I have no objection to this intervention.

I note the reinstatement of the lost rooflights (those closer to the ridge), which I have no objection to. I note these are not shown as 'conservation rooflights', i.e. no central bar is shown – *do we have any evidence they were large sheets of glass as shown? I wonder if there would be more consistency if these were also designed as conservation rooflights with the central bar?* I also note new additional rooflights but do not object to these as they are required to bring a new use to this upper floor, which is lit by minimal natural light at present, and were already a feature historically used at the building. I would rather these were not on the front elevation, but there is no way to sensibly create a second bedroom without them, so provided these are **conditioned to be low profile conservation rooflights** I have no objection.

In terms of acoustic separation between the first and second floor I feel the compromise should occur at the second floor. There is space in the floor void for insulation and I believe a small air gap can be created by over-boarding the second floor floorboards. This would require a minor amendment to the few surviving doors and may require one fire insert to be lifted, but this could be achieved without a visual compromise and leaves the more sensitive first floor preserved. **The exact means of acoustic interventions should be conditioned throughout.**

Elevations

I note the huge improvement to the rear elevation through the demolition of the flat roofed extensions and the re-formation of the rear wall. I also note the use of a matching margin light sash to the new ground floor elevation, bringing consistency back to this elevation. While I had wanted all the new windows to be aligned at the rear elevation, I note this is not possible due to the location of the servant's stairs, so I doubt this arrangement ever was truly symmetrical. **All new windows should be conditioned.**

I also note reinstatement of the enclosures around the basement windows, which will better reveal the original appearance and significance of the building, and should again be conditioned.

I think it is a plan drawing error but the round topped finish to the side elevation windows has been lost between the existing and the proposed plans, though I can see no reason why. Please can this be looked at and hopefully re-drawn?

Landscaping

The demolition of the large flat roofed extensions will enhance the setting of the building. The creation of a small area of formal garden to the rear of the building in its place will further help enhance the building, as will the small area of formal greenery to the right of the front entrance way.

I note the equivalent space to the left of the entrance is given over to parking, but I would very much like this space removing and relocating, so that a sense of formality could be seen across the whole of the front (see below). Considering how little is now left of the grounds a sense of greenery and formal setting is now extremely important, especially with the proposed new building in the grounds (see comments below)



I note the proposal has close boarded fencing around the perimeter of the site. While this is far from the historic boundary treatment one would have once seen here, I see it is what is already around the site (plus a small area of modern bricks from an adjacent garage). As such I have no objection but perhaps we could **condition this to be a dark brown colour and softened with planting where possible.**

Development in the grounds

Units 14-16 have been designed and placed to equate to the kind of ancillary outbuildings a building of this status may once of have had, and their location at the end of the drive would have been similar to other historic arrangements of stables and coach houses etc. Their overall scale is modest and traditional and does not rival the host building. They have a general sense of traditional detailing, in the window proportions, segmental arches, gable stacks etc, but have simple details which avoid the pastiche. They are not located on a part of the site which specifically contributes to its setting and will not affect any significant views. I have no objection to these new units and they may even enhance the setting of the building, enclosing its curtilage and blocking out the residential developments beyond.

The current design of units 9-13 is the result of extensive pre-application discussions, which began initially in creating a new build extension to replace the existing flat roofed units. However, due to the large floor to ceiling heights of the host building, along with its high status and imposing appearance, we were unable to create an extension which respected the architectural features of the host building, deferred to its dominance but also provided a level of accommodation desired by the applicant. While accepting that the total removal of the existing extensions and no commensurate extensions or new build would be the ideal situation, weight must be given to the starting point of these modern flat roofed extensions being a reality and a fall-back position. I am therefore happy that the best way forward is to effectively shift the bulk of extensions and new build away from the main building and create detached structures. Again, I note the overall modest and traditional form and detail of these units, which I do not think will look out of place in this general context. Given the historic removal of the formal setting and grounds of this building and the current impact of the flat roofed extension I think the new build here as proposed this will cause no net harm over the existing arrangement. I do also feel the re-formation of the hall and a

small sense of formal grounds around it, even with the new build as proposed, will overall enhance the setting of the hall.

As such I have no objection to these new-build elements **subject to conditions for high quality materials and details.**

Conclusions

Overall I am supportive of this application and am keen to find a viable new use for this listed building which is currently vacant and has been under-used and poorly maintained for many years. Given the building's size but limited grounds I have considered the unlikely event of it being bought as a single residential unit and feel its use as flats is a pragmatic way forward. While there are some inevitable compromises required to divide this building up into smaller units, the scheme also brings with it significant and tangible heritage benefits which, on balance, make for a positive scheme.

There are various elements of detail which I feel need altering to ensure this is not a harmful scheme, especially as in these cases the harm cannot be justified as there are sensible and workable revisions which overcome this harm. I therefore do want to see this scheme improved by negotiation.

If recommended for approval there are various specific and detailed conditions which would be necessary (as well as the more standard conditions seen on listed building conversions) which I have tried to highlight above but am happy to work through prior to determination.

I trust these comments are helpful for now."

Four neighbours/interested parties have made comments/raised concerns (in respect of non-listed building matters) which are summarised as follows:

- This development could involve the parking of at least 16 cars and possibly 32 – has this been taken into account?
- Access onto Beacon Hill Road is poor due to on-street parking every day of the week;
- This level of existing on-street parking already obscures the visibility when local residents (eastern terrace lane) are trying to leave;
- Access will be virtually impossible for large lorries with building materials if the entrance is from Beacon Hill Road;
- Loss of privacy through overlooking;
- Imposing impact on Lindum Mews through height of proposed terrace (plot 9) given the 1m difference in land levels and 2m distance to the boundary;
- Plot number 13 will have its gable end right up to the boundary fence which will cause reduction in light to bedroom and sitting room windows of existing house and garden;
- Loss of light to southern boundary of Lindum Mews would dramatically reduce the amount of available light to the front of Lindum Mews (rear accessible only for maintenance);
- Direct loss of sunlight to the front of Lindum Mews would equate to circa 60%;
- The development is too intense, particularly given existing new developments in the area - there has been in excess of 100 houses built within a matter of 300yds within recent years without local amenities being addressed;
- Surface water drainage concerns - Historically, the level of water gathering along the Northern edge of the site has been problematic to the point of flowing in to the adjoining

gardens when the drainage has failed. Drains haven't been able to cope and needs to be addressed;

- May be a more suitable option of a lower property (bungalow) and/or lower number of units which would not impede neighbouring amenity.

Comments of the Business Manager

Listed building consent is only required for the demolition of the modern extensions the conversion of the listed building to 8 apartments and the associated physical alterations. Listed building consent is not required for the new build dwellings which are considered separately under the full planning application which is running concurrently.

The key consideration is the impact of the proposals upon the listed building.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works, the local planning authority...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 132 of the NPPF, for example, advises that the significance of designated heritage assets can be harmed or lost through alterations or development within their setting. Such harm or loss to significance requires clear and convincing justification.

The setting of heritage assets is defined in the Glossary of the NPPF which advises that setting is the surroundings in which an asset is experienced. Paragraph 13 of the Conservation section within the Planning Practice Guidance (PPG) advises that a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

The Development Plan is a material planning consideration. Core Policy 9 requires that developments achieve a high standard of sustainable design and layout that is capable of being accessible to all and of an appropriate form and scale to its context complementing the existing built and landscape environments and requires developments make the most efficient use of land at a level suitable to local character. Policy DM5 provides that the district's landscape and character of built form should be reflected in the scale, form, mass, layout, design, materials and detailing of proposals. Policies CP14 and DM9 of the Council's LDF DPDs, amongst other things, seek to protect the historic environment and ensure that heritage assets are managed in a way that best sustains their significance.

The proposal seeks to demolish flat roof modern extensions to the listed building. In my view these extensions are ugly and detract from the significance of the building. As such this element of the scheme would bring about enhancements to the listed building and better reveal the buildings significance. The demolition of these elements is therefore welcomed by both the Conservation Officer and myself.

The conversion of the listed building to 8 apartments has been very carefully considered by the Council's Conservation Officer. Full details are set out in the consultation section above which I have not repeated. Members will see that the Conservation Officer (CO) is very supportive of the scheme and is keen to secure a viable use for this listed building which has been vacant, under

used and poorly maintained for years. The CO believes that this scheme will bring with it significant and tangible heritage benefits and has worked with the applicants agent to secure amendments and clarity where needed such that there would now be no harm to the listed building and all of these benefits including improvements to the grand central staircase could be secured through condition.

Comments from neighbours and the Town Council are noted but these do not relate to listed building considerations and have been therefore considered against the full planning application instead.

In conclusion the proposal for listed building consent is acceptable and there is no reason to withhold consent.

RECOMMENDATION

That listed building consent is approved subject to the following conditions:

01

The works hereby permitted shall begin within a period of three years from the date of this consent.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

02

No works shall be commenced in respect of the use of any of the following new materials until samples of the materials identified below have been submitted to and approved in writing by the local planning authority. Works shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

- Facing materials
- Bricks
- Roofing tiles
- New stair treads (internal and external)
- Render (colour and finish and specification)

Reason: In order to safeguard the special architectural or historical appearance of the listed building.

03

No works shall be commenced in respect of the features identified below, until details of the design, specification, fixing and finish in the form of drawings and sections at a scale of not less than 1:10 have been submitted to and approved in writing by the local planning authority. Works shall thereafter be undertaken in accordance with the approved details and retained in situ unless otherwise agreed in writing by the local planning authority.

- All windows including roof windows, doors and their immediate surroundings, including details of glazing and glazing bars;
- Treatment of window and door heads and cills;
- Rainwater goods;
- Plinths;
- Extractor vents;
- Flues;
- Meter boxes;
- Airbricks;
- Soil and vent pipes;
- Enclosures around basement windows;
- Retention of a downstand where historic walls are to be widened out;
- The specification for the tanking of the cellar (which shall follow the broad details as set out in the agent's email of 1st March 2018);
- Height specification of 'robes' at first floor as shown on drawing no. 17.3410.19A;
- External lighting;
- Letter boxes;
- Any new fireplaces and surrounds;
- All architectural details of the reinstated staircase from ground to first floor including, but not limited to, the decorative metal stair rods, the risers, hand rail etc;

Reason: In order to safeguard the special architectural or historical appearance of the listed building.

04

No works of repair (including structural interventions to achieve a repair) shall be commenced until the extent and methodology for undertaking repair works has been submitted to and approved in writing by the local planning authority. This shall include a full schedule of works which address the following and any unforeseen repairs that may arise:

- Chimneys
- Render

- Areas of rot/of where there has been insect decay

Works shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning application.

Reason: To safeguard the special architectural and historic interest of the building.

05

No works shall be commenced in respect of the features identified below until a scheme of restoration and repair has been submitted to and been approved in writing by the Local Planning Authority in respect of the following:

- All internal joinery and plasterwork including but not limited to decorative coving, moulding to the ceiling, skirting boards, picture rails, treatment of floor tiles including any replacement or new within the hallway at ground floor and brick pavers in basement.
- Retained Fireplaces

Where new materials are identified as being necessary their specification shall be fully detailed. The approved scheme of restoration and repair shall be implemented in full on site prior to first occupation.

Reason: In order to safeguard the special architectural and historic interest of the building.

06

Notwithstanding the details shown on drawing number 17.3410.19A the features marked 'robes' on the first floor plan shall not be full floor to ceiling height and their specifications shall be agreed through condition 3 of this consent.

Reason: In order to safeguard the special architectural and historic interest of the building.

07

Any works for the upgrading of thermal and sound insulation between floors shall be agreed in writing by the Local Planning Authority following the submission of a detailed specification. The approved specification shall be implemented in full.

Reason: In order to safeguard the special architectural and historic interest of the building.

08

The numbers painted on the internal attic doors shall be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the special architectural and historic interest of the building.

09

The works hereby permitted shall not be carried out except in complete accordance with the following approved plans, reference

- 17.3410.16D - Detailed Planning Sheet 1 of 8 (Proposed Block Plan, Site & Roof Plans) received 01/06/2018
- 17.3410.17B - Detailed Planning Sheet 2 of 8 (Proposed Elevations for Plots 1 to 8)

- 17.3410.18B - Detailed Planning Sheet 3 of 8 (Proposed Floor (Basement & Ground) Plans for Plots 1 to 8)
- 17.3410.19B - Detailed Planning Sheet 4 of 8 (Proposed Floor (First & Second) Plans for Plots 1 to 8)

unless otherwise agreed in writing by the local planning authority through the approval of a non-material amendment to the permission.

Reason: So as to define this consent.

Informative

01

For the avoidance of doubt, the applicant is reminded that the use of the building for 8 apartments also requires planning permission and this listed building consent does not grant permission for the use, rather it grants consent for only the demolition of the extensions and the physical alterations to the listed building.

02

This application has been the subject of discussions during the application process to ensure that the proposal is acceptable. The District Planning Authority has accordingly worked positively and pro-actively, seeking solutions to problems arising in coming to its decision. This is fully in accordance with Town and Country Planning (Development Management Procedure) Order 2010 (as amended).

Background Papers

Application Case File

For further information, please contact **Clare Walker** on Ext **5834**.

All submission documents relating to this planning application can be found on the following website www.newark-sherwooddc.gov.uk.

Matt Lamb
Business Manager for Growth and Regeneration

Committee Plan - 18/00126/LBC

