



Report to Planning Committee 20 April 2023

Business Manager Lead: Lisa Hughes – Planning Development

Lead Officer: Clare Walker, Senior Planner, 01636 655834

Report Summary			
<b>Application Number</b>	22/00853/LBC		
<b>Proposal</b>	Refurbishment of hall to provide 8 no. new apartments		
<b>Location</b>	Ollerton Hall, Main Street, Ollerton		
<b>Applicant</b>	Severns Developments (Middleton House) Ltd	<b>Agent</b>	Brick Architects
<b>Web Link</b>	<a href="https://www.newark-sherwooddc.gov.uk/22/00853/LBC">22/00853/LBC   Refurbishment of hall to provide 8no. new apartments   Ollerton Hall Main Street Ollerton Nottinghamshire NG22 9AD (newark-sherwooddc.gov.uk)</a>		
<b>Registered</b>	14.07.2022	<b>Target Date</b>	07.09.2022
		<b>Extension of Time</b>	28.04.2023
<b>Recommendation</b>	Approve, subject to conditions (to follow)		

**In line with the scheme of delegation, this application is being referred to the Planning Committee for determination as the Council currently retains ownership of the building.**

**1.0 The Site**

Refer to corresponding FUL report (22/00852/FUL)

**2.0 Relevant Planning History**

Refer to corresponding FUL report (22/00852/FUL)

**22/00852/FUL** - Change of use and conversion of hall to 8 new apartments with new bin and cycle store. Pending Consideration.

### **3.0 The Proposal**

Listed building consent is sought to convert the hall into 8 apartments; 3 each on the ground and first floors and 2 within the attic. This subdivision would involve modest alterations to the plan form, alterations to window glazing patterns, the opening of blind/blocked apertures and insertion of new windows, 6 new attic rooflights, thermal upgrading, repairs, restoration and new internal finishes to walls, floors and ceilings.

The Submission:

Site Location Plan, drawing no. 21-018-PL-200 Rev B  
Existing Site Plan, drawing no. 21-018-PL-101  
Existing Arrangement Basement Floor Plan, 21-018-PL-104  
Existing Ground Floor Plan, drawing no. 21-018-PL-105 Rev B  
Existing First Floor Plan, drawing no. 21-018-PL-106 Rev A  
Existing Second Floor Plan, drawing no. 21-018-PL-107 Rev A  
Existing Roof Plan, drawing no. 21-018-PL-108 Rev A  
Existing South East Elevation, drawing no. 21-018-PL-115  
Existing North East Elevation, drawing no. 21-018-PL-116  
Existing North West Elevation, drawing no. 21-018-PL-117  
Existing South West Elevation, drawing no. 21-018-PL-118  
Existing Arrangement Internal/Wing Elevations, drawing no. 21-018-PL-119  
Proposed Site Plan, drawing no. 21-018-PL-201A Rev C  
General Arrangement Basement Floor Plan as Proposed, drawing no. 21-018 PL-204 Rev A  
Proposed Ground Floor Plan, drawing no. 21-018-PL-205 Rev D  
Proposed First Floor Plan, drawing no. 21-018-PL-206 Rev C  
Proposed Second Floor Plan, drawing no. 21-018-PL-207 Rev E  
Proposed Roof Plan, drawing no. 21-018-PL-208 Rev D  
Proposed South East Elevation, drawing no. 21-018-PL-215 Rev B  
Proposed North East Elevation, drawing no. 21-018-PL-216 Rev B  
Proposed North West Elevation, drawing no. 21-018-PL-217 Rev B  
Proposed South West Elevation, drawing no. 21-018-PL-218 Rev C  
Existing Location Plan, drawing no. 21-018-PL-100  
Proposed Inside Wing Elevations South West Elevation, drawing no. 21-018-PL-219 Rev C  
Proposed Staircase Details, drawing no. 21-018-PL-310 Rev C  
Proposed New Sash Window Details, drawing no. 21-018-PL-347 Rev A  
Proposed New Sash Window Details, drawing no. 21-018-PL-348 Rev A  
Proposed New Sash Window Details, drawing no. 21-018-PL-349 Rev A  
Proposed New Sash Window Details. drawing no. 21-018-PL-350 Rev B  
Proposed New Sash Window Details, drawing no. 21-018-PL-351 Rev B  
Proposed New Dormer Window Details, drawing no. 21-018-PL-352 Rev A  
Amended Landscape Strategy, drawing no. 22.01730.001 Rev C  
Proposed Drainage Strategy, drawing no. 5968-DR-01 Rev P1  
Heritage Impact Assessment, Berrys, February 2023  
RIBA Stage 3+ fire safety strategy, March 2023

#### **4.0 Departure/Public Advertisement Procedure**

Occupiers of eighteen properties have been individually notified by letter. A site notice has also been displayed near to the site and an advert has been placed in the local press. Re-consultation has taken place in respect of amendments. Site Visits undertaken July 2022 and 31 March 2023.

#### **5.0 Planning Policy Framework**

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 Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and take into account the following other material considerations:

- Good Practice Advice Note 2 – Managing Significance in Decision Taking in the Historic Environment
- National Planning Policy Framework 2021
- Planning Practice Guidance
- Newark and Sherwood Amended Core Strategy DPD (adopted March 2019) - Core Policy 14: Historic Environment
- Allocations & Development Management DPD - Policy DM9 – Protecting the Historic Environment

#### **6.0 Consultations**

**Ollerton Town Council** – (July 2022) Support

**Historic England** – (4 April 2023) Welcome amended plans which have addressed concerns subject to detailed design (which is deferred to in-house conservation officers).

(9 March 2023) in response to previous set of plans, confirmed they had concerns on heritage grounds and advised that the LPA should seek advice from our heritage advisor in this regard. They recommend seeking amendments in order to comply with national heritage policy. (Amendments have since been sought and forthcoming)

**NSDC Conservation** – Initially raised concerns and requested further information, analysis and amendments. In response to amendments made in March 2023, no objections have been raised. Details comments can be reviewed on the planning file.

**Representations from two interested parties/residents** have been received which are summarised as follows:

- Bin & cycle store should not be higher than listed wall to preserve the view of the hall;
- No landscaping details;
- Concerns with earlier versions of plans;
- Insufficient details on basement plans

## **7.0 Comments of the Business Manager – Planning Development**

The key consideration in this application is the impact upon the Grade II\* listed building.

Section 16 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. The courts have said that this statutory requirement operate as ‘the first consideration for a decision maker’.

The development within the grounds is considered by the full application only and this listed building application is confined to the consideration of the impacts in respect of works to the listed building internally and externally. Following extensive negotiation, the proposal is now significantly revised. The scheme has been thoroughly assessed and now attracts a no objection from our heritage professionals, subject to the need for extensive heritage related conditions that will follow.

### *Internal Alterations*

The layout has sought to retain as much historic fabric as possible according to the room sizes and window positionings. Small areas of existing walls will have to be removed albeit demolition would be minimised. The majority of new partitions are proposed at second floor where many original walls have been removed.

The most significant fixtures and fittings within the building comprise the grand staircase (damaged by fire and neglect), timber panelling to walls and the 2<sup>nd</sup> floor chapel timber framework which once supported the lath/reed and plaster.

Further details have been requested and submitted to ensure that the remaining wall panelling can be retained alongside appropriated treated walls. Initially dry wall lining was proposed, but significant concern was raised from conservation and the proposal has now evolved to lining the walls with a lime based plaster solution for the external walls and internal walls with prominent architectural features to remove both the potential harm from an incompatible fabric and also to reduce the impact on architectural features. The exception will be behind the panels in room F2 where no fresh wall covering, other than the restored panels itself, will be required. On the remaining internal walls a narrow section boarding solution will be used – the details of which are yet to be agreed, however it is understood that this less authentic approach is a reasonable balance in deference to the more limited architectural interest of these areas, their more altered state and the more robust nature of internal walls generally.

For clarity, it is now agreed that only solid floor areas of the building at ground floor require an additional insulated floor covering (with the exception of the flag floor in the stair way enclosure which will not be raised in height and will be restored) and the location of these areas have now been detailed by correspondence. Discussion has been detailed which now justifies that to overboard these floors, rather than to excavate, is the preferred solution. An agreed solution is to be use a damp proof membrane (now detailed to be a breathable solution like that suggested in Historic England technical guidance), floating timber floor and cosmetic cover over (exact details to be conditioned). It is accepted that this will negatively impact on architectural features in some identified areas and that these features will need to be lifted and replaced accordingly. However, the scheme has now been agreed to be the minimum necessary and the most suitable means of achieving a reasonable balance between heritage, Building Regulations and heat insulation improvements. The agreed build up over solid floor areas will be c 120-130mm in total (which is less than the standard limecrete type approach).

The applicant has now advised that previous proposed works to line the ceilings and walls will now be omitted, albeit further clarity on fire separation may yet require upgrades here, so this should be conditioned to ensure that if necessary the details can be controlled.

The grand staircase will be restored and the applicant has confirmed that the 3 spindles per tread existing scheme will also form the restored scheme. The dado height panelling will be restored and the coving detail will be recreated under the acoustic ceiling which is considered the best overall approach to provide the necessary acoustic screening. The scope of refurbishment of the panelling to the underside of the staircase has now been confirmed by plan and is acceptable.

#### *External Alterations*

The hall will be restored, its brickwork cleaned (with some repointing), windows repaired and details renewed to restore its original appearance. Other works will include replacement timber doors as necessary, new flashing, repairing eaves and guttering etc.

The proposal involves replacement windows and glazing patterns, details of which have now been agreed following negotiation. A number of new windows within currently blocked openings are also proposed. In some cases the infill is clearly modern and the proposal would enhance the significance of the listed building, in others it is a later, albeit maybe a later C19, infill that would be removed, and then there are two recessed blocked openings that may be of greater age, but there is no conclusive evidence as to their age or significance. A balanced view has been taken in acknowledgement that there would be the potential loss of historic fabric and significance, but that it does help deliver a well-considered internal plan form and does provide an acceptable external appearance.

The external elevations have been carefully considered and where alterations are being made these will be harmonious with the formal qualities of these high quality facades and alteration of historic fabric is minimal. There will be some improvements to elements of the façade.

The key architectural features of the building will be conserved, repaired and reinstated in a sympathetic manner which will preserve and enhance the architectural and aesthetic interest of the Hall.

The lack of entrance gates to the entrance are noted. The applicants are currently investigating the potential to reinstate the historic gates, currently not within their ownership, albeit it would appear that the entrance has moved positions and shape during the twentieth century. It is therefore not known if the original gates would fit the entranceway. Details of gates and whether there are any provided at all could be dealt with by condition.

Overall I consider that the scheme will bring about much needed repairs to the hall which have been detailed and are suitable to the special fabric and its setting. When considered holistically, the scheme, with appropriate conditions, will achieve the minimum requirement of preservation and will bring about some enhancements from having this appropriate new use achieving the objectives set out in Section 16(2) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and adequately takes into account other material considerations including the NPPF.

## **8.0 Implications**

In writing this report and in putting forward recommendations officers have considered the following implications; Data Protection, Equality and Diversity, Financial, Human Rights, Legal, Safeguarding, Sustainability, and Crime and Disorder and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

## **9.0 Conclusion**

This proposal would enable the conversion and restoration of this important, high grade listed building. The works to the building are generally considered harmonious to the building which would in part better reveal the significance of the building and seeks to minimise any harmful impacts to those that are unavoidable and necessary to enable a new viable use. With the amendments now submitted, the impact on the special historic interest of the building is considered acceptable and the application is recommended for approval.

## **10.0 Conditions**

Details conditions and informative to follow.

## **BACKGROUND PAPERS**

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Application case file.

Committee Plan - 22/00853/LBC

