

Planning Reference No:	10/3214M
Application Address:	BUTLEY HALL, SCOTT ROAD, PRESTBURY, SK10 4DN
Proposal:	REFURBISHMENT, CONVERSION AND EXTENSION OF BUTLEY HALL TO PROVIDE SEVEN APARTMENTS: THIS WORK INCLUDES PARTIAL DEMOLITION OF LATER PARTS OF THE LISTED BUILDING. CONSTRUCTION OF THREE NEW THREE STOREY TOWNHOUSES TO THE REAR OF BUTLEY HALL. EXTERNAL WORKS TO CREATE NEW RAMPED ACCESS DRIVE TO NEW CAR PARKING AREA BETWEEN BUTLEY HALL AND THE NEW TOWNHOUSES TOGETHER WITH CONSTRUCTION OF TEN GARAGE SPACES AND A BIN STORAGE ROOM BUILT BELOW THE EXISTING GARDEN LEVEL AT THE REAR OF THE EXISTING BUILDING. CREATION OF A FOOTPATH LINK FROM THE SITE TO SPRINGFIELDS. SOFT LANDSCAPING TO THE REMAINING AREAS OF THE SITE.
Applicant:	MR & MRS LOCK AND PH PROPERTY HOLDINGS
Application Type:	LISTED BUILDING CONSENT
Grid Reference:	390155 377225
Ward:	PRESTBURY

SUMMARY RECOMMENDATION:

Approve subject to conditions

MAIN ISSUES:

- Impact on the Listed Building
- Impact on the setting of the Listed Building
- Scale, design, mass and materials of the extensions and alterations to the Hall and of the new dwellings

REASON FOR REPORT

The proposal is a major development as defined by The Town and Country Planning (Development Management Procedure) Order 2010. Under the Council's constitution such applications are required to be considered by the committee.

This application and the associated Full Planning Permission were considered by the Members of the Northern Planning Committee on 8th June 2011. Members made a resolution to grant Full Planning Permission and Listed Building Consent. The Full application was determined accordingly.

Following committee, it came to light that Amenity Societies had not been notified about the application (A statutory requirement on a grade II Listed Buildings). The Amenity Societies have now been notified and we have received responses from two of the Societies, whose comments are summarised below.

The Listed Building Consent application has to be reconsidered in the light of those comments.

DESCRIPTION OF SITE AND CONTEXT

Butley Hall is a grade II listed building (listed in 1967) and dates from the late 17th Century (C17). It has undergone some cosmetic change over its life with a new facade dated 1777 and with C19 addition to north and C20 alterations to flats.

It is fabricated in coursed, squared, buff sandstone rubble with ashlar dressings, with a Kerridge stone-slate roof, stone ridge and 5 brick chimneys. The main portion of original house has a 3-storey, 7-bay front (2:3:2 formation). The central 3 bays step forward slightly under a triangular pediment.

The property is situated within a predominantly residential area within the Village of Prestbury. Prestbury Conservation Area abuts the south western corner of the site.

Part of the site is flat where the Hall is positioned. Beyond the Hall the site slopes steeply in a north east to south west direction towards Springfields which forms part of the western boundary.

The Hall was originally used as a single dwelling until it was converted into seven flats in the 1970s. The building itself has a total floor area of approximately 865 square metres over three floors and is currently vacant and in a poor state of repair. It has deteriorated significantly in recent years.

The application site is accessed off Scott Road to the east of the site, the private road is shared between the 5 other neighbouring properties.

There is a detached double garage to the south of the Hall and adjacent to the southern boundary.

The grounds of the property have recently been cleared of trees and vegetation, giving it a stark appearance. There is a concreted area to the north of the building, which was previously used for car parking.

DETAILS OF PROPOSAL

This application seeks Listed Building Consent for partial demolition and extensions to the original Hall to provide 7 No. apartments together with the erection of 3 No. three-storey mews houses (with a total floor area of approximately 546 square metres) which will be located within a courtyard to the rear of the Hall.

The applicant has confirmed the development of the mews houses are required in order to create a viable scheme, although no figures have been submitted to justify this, and they have not submitted an “Enabling Development” argument.

The demolition involves a three storey rear extension extending west beyond the original building to the north, an attached single storey garage extension to the south of the original building and the detached double garage adjacent to the southern boundary. The demolition of the garage will facilitate a replacement double garage, which will be integrated into the new three storey extension proposed to the south of the Hall.

There are two extensions proposed to the north and south of the Hall, of a traditional design, which will give the Hall a symmetrical appearance and maintain its height.

The proposed demolitions remove only the latter additions to the Hall which are of poor quality. The removal of these additions is considered to be the only viable option in order to allow for proper internal arrangements.

Vehicular access to the development will be gained via a passageway (through the northern extension) to a private courtyard car park to the rear of the Hall. Ten under-croft garages are proposed with the rear extension to accommodate resident's cars. Six additional car parking spaces will be provided on the western side of the courtyard for use by residents and visitors. The mews houses will have their own dedicated parking. The applicant has designed the car parking spaces larger than the local standard in order to incorporate landscaping features.

Pedestrian access to Prestbury Village will be provided via a path located to the south east of the site, from the courtyard down to Springfields. The path will be constructed using a combination of level gravel paths and steps with grit stone risers.

Due to the topography of the site, in order to achieve the proposed levels and car parking facilities, retaining walls will be required. Climbers are proposed to be planted at the base of these walls.

The existing detached double garage will be demolished and replaced with a new double garage integrated into the extension, for use by the occupier of Butley Hall Green. The overall size of the garage door openings are intended

to be of similar size to the vehicle access way through the proposed extension.

The new extensions are of traditional design, to blend in with the existing architectural features of the Hall. The front and west elevations (those most visible from public vantage points) will be fabricated in natural stone with matching string courses, window heads/cills and cornice detailing. The rear and east side elevations will be rendered, to tie together the various architectural styles found on these elevations.

The extensions are to be setback from the original building frontage by 2.5 metres, to give them a subservient appearance. The extensions will be proud of the existing rear walls. The fenestration detailing has been designed in an attempt to respect and acknowledge the size and pattern of the existing openings.

The proposed new mews houses have been designed in a Georgian style to compliment the Hall, using a similar palette of materials including rendered walls, slate roof tiles and painted timber joinery.

The mews houses are considerably smaller than the Hall. The block measures 25 metres in width, and 10.4 metres in depth. There is a distance of 16.9 metres between the rear of the Hall and the front of the dwellings. The dwellings are three storeys high, however, due to the topography of the site and ground levels, the dwellings will be set at basement level to the Hall itself. In effect, this means that only the first and second floor (contained within the mansard roof) will be visible from the adjoining properties. The properties measure 6.5 metres above existing ground level, or 8.6 metres from the proposed ground level, following excavation works to flatten the sloping site. This is demonstrated on the sectional drawings submitted with the application.

RELEVANT HISTORY

08/2672P – Restoration and extension of Hall to provide 12no. apartments, creation of basement car parking, new access and landscaping. Approved - 23/3/2009. (Modern design, extant consent).

08/2762P – Listed Building Consent. Restoration and extension of Hall to provide 12no. apartments, creation of basement car parking, new access and landscaping. Approved - 23/3/2009.

08/0003T – Prune Beech Tree. Consent for works 28/1/2008.

20671P – Conversion of garage into a study and proposed new garage. Approve 19/12/1979.

POLICIES

Regional Spatial Strategy

- DP1 Spatial Principles
- DP7 Promoting Environmental Quality
- EM1 Integrated Enhancement and Protection of the Region's Environmental Assets

Local Plan Policy

Macclesfield Borough Council Local Plan (2004) Policies:

- BE1 – Design
Development should reflect local character
- BE2 – Historic Fabric
Development should seek to “preserve or enhance” historic fabric
- BE15 - Listed Buildings
Policy seeks to encourage the repair of historic fabric
- BE16 – Setting of Listed Buildings
This policy only permits development that does not adversely affect the setting of a Listed Building
- BE17- Preservation of Listed Buildings
Advises that permission is not normally granted for the demolition of a Listed Building
- BE18 - Design Criteria of Listed Buildings
Relates to preserving architectural integrity of the heritage asset

OTHER MATERIAL CONSIDERATIONS.

- Prestbury Village Design Statement
- PPS1 Delivering Sustainable Development
- PPS5 Planning for the Historic Environment

Consideration of PPS5

Policy HE1 from PPS5 promotes the reuse of existing heritage assets to mitigate the effects on climate change.

Policy HE6 from PPS5 sets out the requirements for information required for this proposal which affects the setting and significance of this building.

Policy HE7 from PPS5 requires local authorities to take account of submitted evidence both from the applicant and consultation responses relating to the setting and significance of the heritage asset. A number of letters of objection have been received from local residents; representations have also been submitted by Pannone LLP, on behalf of the owner of Beverley Cottage (including a Heritage Assessment by Mr Wools). In addition, two amenity

societies: The Ancient Monuments Society and The Council for British Archaeology have commented on the proposals. All of these representations need to be taken into consideration.

The assessment necessary under HE9 of PPS5 implies a presumption in favour of the conservation of the designated heritage asset, and requires local authorities to assess the harm any proposed development may have to the significance and setting of the heritage asset.

Policy HE10 relates to preserving the setting and contributions to significance of the heritage asset.

REPRESENTATIONS

Objections have been received from, or on behalf of the occupiers of Butley Close, Butley Hall Green, The Gate House, Beverley Cottage, and behalf of the owners of the plot adjacent to No.1 Springfields.

It should be noted that the objection from Beverley Cottage was accompanied by a Heritage Assessment.

The majority of the letters also refer to application 10/3175M, (Full planning application), which has already been approved by the Council.

The following comments (which are in summary form and not intended to be a precise or exhaustive exposition all of the comments received) are considered relevant to this application for Listed Building Consent:

Impact on the Listed Building

- Front façade of listed building will be elongated by addition of two side extensions which will add to congestion and have an adverse impact on the Hall
- The majority of the buildings on site will be new and this will unbalance the special architectural and historic interest the Hall possesses
- The Special interest of the building is subsumed by the proposal such that it would cause significant harm
- As a grade II listed building (Butley Hall) is an important within Prestbury as one of only a few listed buildings within the Village
- Cumulative change might add layers on considerable interest to the history of a property which reflects its social and economic history
- Intrinsic character and appearance would be irrevocably changed and eroded by this proposed development leading to possible de-listing

Impact on the setting of the Listed Building

- Adverse impact on Listed Building, due to loss of garden area and woodland
- 20th century development has encroached upon its land with some loss to its landscape setting, however, the truncated grounds do still provide a suitable setting for the house
- The garaging and parking along with the new townhouses introduces a major impact within the setting of the building
- The proposed development will subsume the Hall and adversely affect it and its setting

Scale

- The extensions within the 2009 scheme were considered proportionate. The two extensions proposed have both a different mass and scale and will not be proportionate
- The scale overwhelms the original building and it is considered the side extensions of such massive scale will detract from the features of original architecture
- Increase in frontage length from 23.5 metres (*actually 30.3m*) original to 44.4 metres (*actually 44.6m*) proposed, compared with 37.8 metres frontage on the 2008 application
- The proposed development fills the site from North to South and creates a “Solid” frontage
- The height of the proposed wings should be reduced so as not to subsume the listed building

Policy Objections

- BE18 states “extensions must respect the character and scale of the original building and not be allowed to dominate it.” The development proposed is in direct contravention of this policy as both the extensions and the townhouses will dominate and detract from the original building
- Policy HE10 of PPS5 requires a Local Planning Authority to assess the balance of public benefit against any harm to the heritage asset
- Assessment under PPS5 is not satisfactorily addressed

Objections to the Principle of the development

- There has been no viability argument put forward by the applicant to demonstrate that the development is justified

- An assessment of the proposal needs to be made 'de nova' and not against the existing extant consent
- The correct tests were not carried out in the PPS5 Heritage Statement
- There is no public benefit that would outweigh any impact on the historic fabric, character and appearance of the Hall
- The photomontage is inaccurate, as it does not show the full extent of the development to the south of the site

CONSULTATION RESPONSES

Ancient Monument Society

The Ancient Monument Society welcome the refurbishment of Butley Hall for residential use. They also welcome the reduction of the number of flats from twelve to seven (2009 consent), even if this means the addition of three houses on the grounds of the property.

The Society feel reasonably reassured that the conservation of the existing building will be carried out in a sympathetic manner. However, concerns are raised about the scale and design of the proposed extensions, which are considered to be harmful to the building's predominant visual character, which is that of a Georgian house with extensions in character. Particular concern is raised in respect of the two side extensions being designed to facilitate the needs of the motorcar: garages on one side; access to car parking on the other.

They consider that the proposal is unsympathetic and over-scaled, and would constitute substantial harm to the listed building, and that the conditions listed under Policy HE9.2 of PPS5: Planning for the Historic Environment have not been met.

They do however, consider that this proposal is far less damaging to the listed building than the 2009 consent.

Council for British Archaeology

The Council for British Archaeology consider the proposal represents overdevelopment of Butley Hall, due to the size of the extensions, and the incorporation of the new townhouses within the rear garden. They consider that the development will have a detrimental impact on the setting of the Listed Building, and the development will lead to an erosion of its character. They recommend that the scale be reconsidered.

If the application is approved, they recommend an archaeological watching brief for before and during works.

Cheshire County Council Archaeologist

Cheshire County Council's Archaeologist raises no objection to the proposal, subject to a condition requiring a programme of archaeological work to be carried out in accordance with a written scheme of investigation.

English Heritage

Do not wish to offer any comments on this occasion.

Prestbury Amenity Society

- Consider the proposal is an overdevelopment of the site and suggest the extensions at both ends of the Hall are reduced in length.
- They recommend that chimney stacks are added to the townhouses.
- They recommend that all trees with TPO's are retained

Prestbury Parish Council

The Committee feel that this application is an improvement on the previous application, although, it does not comply with BE18.

APPLICANTS SUBMISSION

The following documents have been submitted in support of the application, which are available to view on the planning file, and online:

- Design and Access Statement
- Planning Justification Statement (Updated to reflect revised plans)
- PPS5 Heritage Statement

In response to the consultation response from the Ancient Monument Society, the following comments have been made on behalf of the applicant:

Over the years the building has been converted in a very unsympathetic manner. The extensions are inappropriate and unsightly with cement render, and the external fixtures detract from the character of the Hall. Structural defects in the southern gable have been inadequately propped by modern buttressing.

The proposed scheme will:

- Reverse the negative impacts and reinstate plan form of the hall;
- Uncover historical features;
- Repair degraded fabric;
- Open up the entrance hall and reinstate the 17th Century Oak staircase.

The extensions are required so that the unsympathetic internal subdivision of the Hall can be removed. The extensions will provide an enhanced layout,

restoring an appropriate quality to the interior and revealing its historic character.

The proposal will restore symmetry to the Hall. The proportions will exactly match the existing front elevation at first and second floor level. The extensions will be deeply recessed behind the frontage line, so as to allow the original building (in its restored form) to read as a historic entity.

The ground floor, of necessity, has been treated differently. Because of the past sale of land for housing development during the mid-20th century and the consequent lack of any remaining curtilage on the east side of the Hall, car parking must be accommodated on the western side of the site. The only practical means of access to this area is from the north east corner of the site, where land is severely constrained. The width of the carriageway has to meet acceptable highway safety standards, which leaves no realistic alternative to the proposed solution. Although the proportions of the carriageway opening do not follow Georgian precedent, the honest approach requires that the motor car has to be accommodated in a practical fashion, and viewed overall the effect will not be discordant in what is intended to read as a modern extension.

Steel or concrete will be required to support the structure above, but this will be detailed in such a way that it does not appear assertive or incongruous. As with all other detailed matters, the applicant would expect to submit full design details and materials for approval by condition of planning approval.

The east elevations of both the northern and southern extensions will be entirely faced in stone to match the existing facade, as will be the north elevation of the northern extension. Only the west and south elevations will be rendered. Although the existing north elevation is rendered, it was felt important to face the extension in stone, as this will be visible on the approach to the Hall. This will be a significant improvement to the appearance of the building.

The Hall has lacked investment for a long period and requires a comprehensive scheme of conservation and refurbishment to give it a sustainable future. The additional development (which is the minimum required to fund the conservation) is considerably less than the existing approved scheme and offers a more sympathetic response to the significance of the building. As such, the works of repair and refurbishment will have an overall beneficial impact and provide the building with a long term sustainable future.

KEY ISSUES

This application seeks Listed Building Consent for the restoration and extension of Butley Hall to provide 7 No. apartments, which includes partial demolition of certain parts of the Hall and the construction of three mews houses to the rear of the Hall with associated landscaping, access ways and car parking.

Butley Hall is within a group of 5 dwellings, all accessed off Scott Road. Although the Hall is now vacant, the Hall was previously in use as seven two & three bedroom apartments.

The key issues to be considered are:

- Impact on the Listed Building
- Impact on the setting of the Listed Building
- Scale, design, mass and materials of the extensions and alterations of the Hall and of the new dwellings

Principle of Development

The principle of extensions to the Hall has already been accepted in 2009, when Full Planning Permission and Listed Building Consent were granted for three storey side extensions either side of the Hall, with split level wings to the rear, to increase the number of apartments from 7 to 12, with underground car parking to the rear, and vehicular access taken off Springfields. There is no obvious reason to reverse or depart from this position now. However, it was a very ambitious scheme, which proved technically challenging, due to the large volume of excavation required, which potentially could destabilise the listed building. For these reasons, the applicant has sought to re-design the proposals.

The 2009 approval was of a contemporary design (which drew distinct differences between the old and new parts of the building), which is in contrast to the more traditional approach sought in this proposal. On balance the more traditional approach is considered to be a more appropriate solution.

The current development seeks to retain 7 apartments within the Hall, albeit with larger proportions, and create 3 mews houses to the rear of the Hall, behind a shared courtyard.

It is not considered that the 2009 permission is likely to be built if this application is unsuccessful. As such, it cannot be considered a realistic fallback position. It is, however, material to this application, in the sense that it was a clear indication of what the Council considered to be appropriate in terms of redeveloping Butley Hall, and only a relatively short time ago. Any change to that position would need to be robustly justified. There are no changes in circumstances justifying a change in approach, and for that reason it is considered that, whilst not a fallback, the 2009 permission is a relevant matter to be taken into account when assessing the present application.

Design

The proposed extensions have been designed to mimic the original symmetry of the Hall. Similarly, the three mews houses to the rear have been designed in a Georgian style to reflect the architectural style of the Hall.

Whilst the 2009 approval may be technically challenging to implement, it remains an extant consent, and therefore consideration must be given to the scale and bulk of development approved, in comparison to this application. Unlike the 2009 approval, the current proposal does not seek to extend the Hall to the rear, which results in an overall reduction in floor space, however, the side extensions are substantial. They seek to increase the width of the Hall from 30.3 metres to 44.6 metres (the 2009 secured an increase in width to 37.8 metres). The current proposal would increase the width of the Hall by a further 6.8 metres.

The distinct difference between the current proposals and those approved in 2009 is that the existing double garage located to the left of the Hall is to be demolished, and then incorporated into the ground floor of the three storey side extension to the Hall, for exclusive use by the occupiers of Butley Hall Green.

Both end extensions are to be setback 2.5 metres from the front façade, making them appear subservient to the Hall, to respect its historic integrity. As a result, this will mean that the whole building will only be visible from certain vantage points directly opposite the Hall, rather than from the only approach to it, off Scott Road.

Due to concerns raised by the Case Officer in respect of residential amenity issues, the mews houses have been redesigned and repositioned 5 metres away from the southern boundary. As a result, the pedestrian footpath has been relocated from the northern to the southern boundary. (These alterations were re-advertised).

The mews houses have been designed to sit within the sloping ground levels (sloping from the site down towards Springfields). The roof of the mews houses has been changed to a mansard roof to reduce its scale and bulk.

Conservation considerations

It is recognised by all parties that there has been intervention during the life of this building. The original building dates from the 17th century and may well have been of timber construction (evidence of this still remains within the internal layout of the building). To the North and South of the property 18th and 19th century extensions were added giving the building its present appearance. There is also photographic and historical map evidence that the footprint of hall has been of a variable width throughout its life particularly to the North. This current proposal does not deviate from the historical development of the past.

More recently, the Hall was converted into apartments in the 1960's prior to it becoming a listed building. There has been a gradual loss of the land in which this building sits, notably the loss of curtilage to the North, South and East (front) of the hall for 20th century housing and garaging. This has further compromised the setting of the Hall. The rear garden is a shadow of its former

self, which has left a poor outlook from the rear of the Hall. All of which has helped to erode the significance of the setting of this building.

The Hall currently retains some of its timber core, which is arguably the most significant historic built element left. The current asymmetrical appearance of the building when seen from the East (front) is marred by the presence of garages to the South, together with car parking to both the front and the North.

There has also been some unfortunate cement rendering of the North, South and West (rear) elevations, together with structural bracing to the South in the form of two brick buttress walls. All this work has detracted from the historic, architectural interest of the building. This has had the effect of confining the historic, architectural, cultural significance to the original core of the Hall.

Butley Hall has historic association with Prestbury and its people which predates the current building. This, together with the architectural history, defines the significance of the building. The current building has been remodelled probably starting in 1770's with the stone fronting of the original timber framed building - the oldest surviving part of the house (central core) which has timber frames with infill panels of wattle and daub. Other principle elements still remaining of the historic fabric are the Oak floors and roof timbers and the C17th Oak staircase. Other elements, like the C17th, C18th and C19th windows have also survived, all of which are contained within the central part of the building. This central part of the property remains largely unaffected by the current proposals. Later additions like the C20th conversion to apartments have left the interior of the hall damaged by unsympathetic works, and their removal is encouraged. The C19th Victorian extension on the northern elevation is of less value than the core, allowing for its removal, without affecting the overall significance of the Hall.

The current proposal seeks to retain and refurbish the historic core of this property. It also seeks to extend both to the North and South with new and complimentary extensions which will be set back from the core face, making them appear subservient to the Hall, thereby respecting the historic integrity of the building.

The special interest of Butley Hall has been defined within both the Design and Access statement and the PPS5 historic statement submitted with this application. These recognise the value of the Hall (in particular the original core) and propose extensions which have been designed to reflect the original symmetry of the Hall. The principle of causing limited harm to the building has already been accepted in a previous consent, and this revised application does not increase this. It is considered that the benefit to the building and its future outweighs the limited harm occasioned by this proposed remodelling and extension.

In response to concerns raised by the Council for British Archaeology, an archaeological survey and site supervision can be carried out during the construction phase to ensure that any archaeological evidence uncovered during the works is recorded. This can be secured by condition.

It is recognised that Butley Hall is an important heritage asset within Prestbury, predating much of the Village. Butley Hall combined with the other 36 listed structures within the immediate Prestbury area does make Prestbury rich in recognised historic assets, and within that context the rejuvenated Butley Hall will continue to make its contribution to the cultural, architectural and historical interest of the Village.

Historic buildings have and continue to be developed and adapted to the requirements of “current” technology and “style”. Butley Hall has not been exempt from these changes over the years, notably:

- The stone fronting in 1777
- The addition of two further bays on each side of the main Hall
- The Victorian extension to the North
- Adaption to apartments in the 1960's
- Internal alterations to accept gas & electricity.

External modifications would also have taken place with the move from horse and carriage to the car. Some of the additions and interventions have had an unfortunate effect upon internal layout, the building's stability and external appearance: notably the asymmetrical appearance as seen today. All these modifications and adaptations have used materials “of their time” as technology has advanced. The rear of the Hall is a case in point with the use of cement render – quite inappropriate (and harmful) in this case. This application seeks to address all these issues and bring some uniformity and symmetry back to the Hall, thus prolonging both the status of the Hall and its longevity – while at the same time preserving the original core of the Hall, which is the part with most historical and heritage significance.

The current proposal seeks to restore symmetry to the Hall by building up the existing single storey frontage wall to form a full depth three storey extension to the South – solving the particular issue of the asymmetry of the Hall in its present form. To the North, the poor quality Victorian extension will be demolished to be replaced by a new three storey extension which will be built incorporating access for cars to the rear of the property for parking. This proposal seeks to assign symmetry to the existing structure but by virtue of “setting back” which will still give the existing building prominence, and reducing perceived mass of the extensions. The materials have been designed to match the existing building.

The changes should be read as interventions from a new century, thus adding to the rich interest that reflect the social and economic changes that take place with time. English Heritage guidance on this acknowledges cumulative change might add interest to the history of a property and its new setting – a description which is particularly apt here.

The current Hall, when adapted to apartments in the 1960's, had no regard to any parking provision; this had the effect of introducing non-controlled parking to the front of the Hall, thus compromising the setting of the Hall. This

application seeks to control parking and remove resident (and visitor) parking to the rear of the Hall in new lower level garages. This re-ordering of the parking provision will enhance the setting of the Hall, particularly when viewed from the front.

This property currently enjoys extant consent for extensions and remodelling, and, for the reasons set out above, it is appropriate to take this into consideration when considering the current proposals.

This application seeks to continue the current architectural lines of the Hall in both scale and mass with the introduction of new extensions both to the North and South of the main Hall, thus consolidating the symmetry of the building in a “3:2:3:2:3” bay configuration. This combined with the proposed setback of 2.5 metres of the new build elements, will allow the main Hall to be read as being built in a different period from the proposed development, allowing the historic integrity of the structure to be retained.

This application seeks to retain the intrinsic character and appearance of the building by carefully removing inappropriate internal alterations and highlighting architectural details of note (i.e. the retention and restoration of the Jacobean staircase, the internal timber framing with the wattle and daub infill), all of which contribute to the historical, architectural and artistic interest of the building.

The principle of alteration and reuse of listed buildings is recognised by primary legislation (Listed Buildings and Conservation Areas) Act 1990 and national policy in the form of Planning Policy Statement 5 (PPS5), additionally local plan policy relating to the historic environment needs to be taken into consideration when assessing works to a Listed Building.

In respect of the 3 No. mews houses to the rear of the Hall, they have been designed to sit within the sloping ground levels to reduce their impact on the setting of the Listed Building. During the life of this application, they have also been re-designed with mansard roofs, to reduce their height and general bulk. The buildings have been repositioned for amenity reasons, which results in them being positioned directly to the rear of the Hall.

The alterations to the design of the dwellings together with the landscaping scheme will not interfere with the setting of the Hall nor views from the nearby Prestbury Conservation Area. They further mitigate any limited harm occasioned to the Hall by this application.

A further issue is that whilst the Hall is currently weather proof, it is starting to suffer from the severe winters of recent years, and it is accepted that the additions and alterations proposed will give this building new life and secure its future well into this century.

Policy HE1 from PPS5 promotes the reuse of existing heritage assets to mitigate the effects on climate change. This proposal is in line with that objective and, as such, is to be encouraged.

Policy HE6 from PPS5 sets out the requirements for information required for this proposal which affects the setting and significance of this building. The information supplied in the design and access statement, and the PPS5 Statement, satisfies this requirement. This design and access statement also satisfies policy HE7.

In terms of the assessment necessary under HE9 of PPS5, there would be some limited harm but this would be justified by the benefits to the building.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposed development will bring significant heritage benefits, and causes only limited harm to the Hall in that it maintains and preserves those parts of the building that are significant in heritage terms. It solves some obviously inappropriate issues that have arisen by the piecemeal alterations to the Hall over the years. The Conservation Officer raises no objection to the scale and design of the proposed extensions or mews houses (having regard to the setting of the building), and advises that the proposal complies with Planning Policy Statement 5 (Planning and the Historic Environment). It is considered that the additions and alterations proposed will give this building new life and secure its future well into this century, which is of public benefit as it is a Statutory Listed Building of National Significance.

RECOMMENDATION

On the basis of the above information, a recommendation of approval is made, subject to conditions listed below:

CONDITIONS

1. The development and / or works to which this consent relates shall commence within three years of the date of this consent.
Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. The development/works hereby permitted shall be carried out in accordance with the revised plans, received by the Borough Council on 31.03.11, numbered M1891.01D, M1891.02 A, M1891.03 A, M1891.04 A, 7077(04) 001 B, 7077(04) 002 C, 7077(04) 003 B, 7077(04) 004, 7077 (05) 002C, 7077(05) 003 A, 7077(05) 001 D, 7077(06) 001 D, 7077(06) 002 A, 7077(06) 003 A and the location plan numbered 7077(01) 000 received by the Council on 12.08.10.
Reason: For the avoidance of doubt because revised plans were submitted in respect of the proposed development.
3. No development involving the use of any facing or roofing materials shall take place until details of all such materials have been submitted to and approved in writing by the Local Planning Authority.
Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the building/structure is acceptable and to comply with policies BE1, BE2 & BE18 of the Macclesfield Borough Local Plan 2004.

4. The material and colour of all rainwater goods shall be in cast iron, painted black.

Reason: To ensure that the external appearance of the building/structure is acceptable and to comply with policies BE1, BE2 & BE18 of the Macclesfield Borough Local Plan 2004.

5. The roof of the proposed development shall be covered in Welsh Blue Slate and shall be retained in such a form thereafter.

Reason: To ensure that the external appearance of the building/structure is acceptable and to comply with policies BE1, BE2 & BE18 of the Macclesfield Borough Local Plan 2004.

6. All of the windows in the original Hall elevations shall be fabricated in timber and shall be retained in such a form thereafter.

Reason: To ensure that the external appearance of the building/structure is acceptable and to comply with policies BE1, BE2 & BE18 of the Macclesfield Borough Local Plan 2004.

7. Prior to the installation of any fenestration as part of the development hereby approved, drawings indicating details of all windows and external doors, including cross sections of glazing bars, to a scale of not less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority. The details which are approved shall be carried out in full and shall be retained in accordance with the approved details thereafter.

Reason: To ensure that the external appearance of the building/structure is acceptable and to comply with policies BE1, BE2 & BE18 of the Macclesfield Borough Local Plan 2004.

8. All garage doors shall be constructed in timber, vertically boarded and shall be retained in such a form thereafter.

Reason: To ensure that the external appearance of the building/structure is acceptable and to comply with policies BE1, BE2 & BE18 of the Macclesfield Borough Local Plan 2004.

9. Prior to the commencement of the development a schedule showing the retention and protection of the Jacobean staircase during building works shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the special character, architectural interest and integrity of the building is preserved, in accordance with policies BE1, BE2 & BE18 of the Macclesfield Borough Local Plan 2004.

10. No new plumbing, pipes, soil stacks, flues, vents, ductwork grilles, security alarms, lighting, cameras or other fixtures shall be attached to the external faces of the building other than those shown on the

approved drawings or otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the special character, architectural interest and integrity of the building is preserved, in accordance with policies BE1, BE2 & BE18 of the Macclesfield Borough Local Plan 2004.

11. Prior to the commencement of development, a method statement shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate a means of ensuring the safety and structural stability of the building throughout the period of the approved works to the Hall being undertaken. The relevant work shall be carried out in strict accordance with the approved details.

Reason: To ensure the special character, architectural interest and integrity of the building is preserved, in accordance with policies BE1, BE2 & BE18 of the Macclesfield Borough Local Plan 2004.

12. No development shall take place until the applicant, or his agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

Reason: To ensure the historical integrity of the site is maintained, in accordance with policy BE21 of the Local Plan.