

STRATEGIC PLANNING BOARD 8 FEBRUARY 2012

UPDATE TO AGENDA

APPLICATION NO: 10/3214M

LOCATION: 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 (Listed Building Consent).

UPDATE PREPARED: 7 FEBRUARY 2012

ADDITIONAL REPRESENTATIONS

One additional letter of objection has been received, from Pannone LLP, on behalf of the owner of Beverley Cottage. This has been circulated to Members, but is summarised below:

- The appropriate test for assessing an application for Listed Building Consent is PPS5. This has not been applied properly in assessing this application
- A crucial part of the test set out in PPS5 is a careful analysis of the harm weighed against the benefits arising out of the proposal
- Whilst it is acknowledged that the refurbishment of the Hall is necessary, the scale of the development is not justified. Objections have been raised by neighbours and consultees in respect of the scale, and these objections have not been addressed
- A financial viability assessment should have been submitted with the scheme. It is not understood why the Council considers it to be unnecessary
- The 2009 scheme was not financially viable. As such, it will never be implemented. Members need to be able to consider a financial viability assessment to objectively consider whether the extensions need to be so extensive
- Not all representations have been taken into consideration

- The decision was marginal at the June 2011 committee. If Members had all the information that they have now, then they would not have made a resolution to approve it

CONSIDERATION OF THE ADDITIONAL REPRESENTATION

PPS5 tests are not properly applied

The Local Planning Authority has had the Committee Report assessed by Counsel, to ensure that the report is robust and assesses the relevant policies, including PPS5.

By its very nature, any report is a summary of the various policy considerations an application raises. In this instance, the Council's legal advice is that we have adequately covered all the planning considerations this application raises and specifically those contained in PPS5. As such we do not consider that this criticism is well founded.

Scale not justified

We consider that the scale of the development is acceptable, particularly as the extensions to the Hall are set back 2.5 metres from the façade, making them appear subservient to the Hall.

Financial Viability

As the proposal is not an "Enabling Development", a Financial Viability Assessment is not required, as it is considered that there is no departure from Planning Policy. The case therefore has been considered on its merits.

Harm

The heritage statement by the applicant has identified that the original core of the building represents the most significant element of the building in terms of its architectural interest and is the most important element to conserve. The English Heritage listing description also highlights the special interest of the building to be primarily focused on the core of the Hall.

The historic connection to the past, archaeology and architectural integrity are not altered by this application, as the building is being retained.

The removal of later additions (garages, porch and rear extension) are of less interest. There is harm to the building by virtue of the removal of these elements, however, this amounts to limited harm as it does not affect the main historic core of the building.

It is accepted that any alteration to a listed building could be considered to cause harm to that building. However, the proposed extensions will not affect the core the building (the special interest), as they are set back 2.5 metres

from the façade and are to be fabricated in natural stone to match the Hall, consequently, they will not cause any additional harm.

In terms of setting, the Town Houses to the rear of the Hall in terms of scale, massing, design and location are subservient to the Hall and compliment the Listed Building.

In conclusion, the benefit of giving this nationally important heritage building new life together with the restoration of the main core of the building (considered by all parties to be the most significant part) will secure its future. This outweighs any limited harm that this proposal may cause.

Representations

We have carefully considered all representations submitted to the LPA in respect of this application and addressed their principle planning concerns.

Members Consideration

Members will need to carefully consider the additional objections raised and reach their own conclusions as to whether this listed building consent application (and not planning application) is acceptable or not.

RECOMMENDATION

There is no change to the recommendation of approval, subject to conditions.