

Application No: 22/1599M

Location: LITTLE STANNEYLANDS, STANNEYLANDS ROAD, WILMSLOW, CHESHIRE, SK9 4ER

Proposal: Listed Building Consent to accompany application 22/0741M - The conversion of the existing dwelling and its outbuildings into ten separate dwellings (Resubmission of 21/4264M)

Applicant: Annabelle Tugby, Annabelle Tugby Architects

Expiry Date: 14-Jun-2022

SUMMARY:

This application seeks Listed Building Consent for the conversion of the dwelling and its outbuildings into ten separate dwellings, along with an extension to the existing pool house and associated landscaping and car parking. Following extensive discussions with the Council's Conservation Officer it was decided that the proposal is appropriate in design, scale and massing and the alterations involved have been acceptably justified, in terms of the benefits of sustaining the residential use of the listed building.

The proposed development complies with the relevant development plan policies and is considered to be sustainable in the social, environmental and economic context. The application is therefore recommended for approval.

SUMMARY RECOMMENDATION:

Approve subject to conditions

DESCRIPTION OF SITE AND CONTEXT

The application site is located on the northern edge of Wilmslow and is surrounded by new and existing residential development. The site was previously used as a horse training facility but is no longer in use as the associated paddocks have now been developed with a new housing development.

The site consists of a former farmstead, which includes the farmhouse, a converted barn, Rose Cottage and a swimming pool building. The farmhouse, barn and Rose Cottage are all grade II listed and were constructed in the 17th century with some later additions.

The site is accessed from a gated driveway off Stanneylands Road. The majority of the site is well screened from public views, with only the rear the barn highly visible being positioned adjacent to the highway. Within the site the barn, farmhouse and cottage are positioned around a central courtyard.

A recent permission was granted for 8no. new dwellings for the area to the north of the site.

DETAILS OF PROPOSAL

Full planning permission is sought for the conversion of the dwelling and its outbuildings into ten separate dwellings, along with an extension to the existing poolhouse and associated landscaping and car parking.

RELEVANT HISTORY

21/4264M LITTLE STANNEYLANDS, STANNEYLANDS ROAD THE CONVERSION OF THE DWELLING AND ITS OUTBUILDINGS INTO TEN SEPARATE DWELLINGS

Withdrawn: 29.10.2021

09/2032M LITTLE STANNEYLANDS, STANNEYLANDS ROAD CONVERSION OF DOMESTIC OUTBUILDING TO PROVIDE ANCILLARY ACCOMMODATION (FULL PLANNING)

Approved: 20.10.2009

09/2131M LITTLE STANNEYLANDS, STANNEYLANDS ROAD CONVERSION OF OUTBUILDING TO PROVIDE ANCILLARY ACCOMMODATION (LBC)

Approved: 20.10.2009

01/0780P ROSE COTTAGE, LITTLE STANNEYLANDS TWO STOREY REAR EXTENSION (FULL PLANNING)

Approved: 23.05.2001

01/0781P ROSE COTTAGE, LITTLE STANNEYLANDS TWO STOREY REAR EXTENSION AND OTHER INTERNAL ALTERATIONS (LBC)

Approved: 25.05.2001

76411P ROSE COTTAGE, LITTLE STANNEYLANDS SINGLE STOREY BAY TO FRONT ELEVATION (FULL PLANNING)

Approved: 09.02.1994

76412P ROSE COTTAGE, LITTLE STANNEYLANDS REMOVAL OF TIMBER PORCH ADDITION OF SINGLE STOREY BAY TO FRONT ELEVATION AND INTERNAL ALTERATIONS (LBC)

Approved: 09.02.1994

69261PB LITTLE STANNEYLANDS, STANNEYLANDS ROAD REPLACEMENT WITH NEW THATCH (FULL PLANNING)

Approved: 09.01.1992

66954P LITTLE STANNEYLANDS, STANNEYLANDS ROAD INCREASED PITCH AND RE-THATCH OF ROOF (LBC)

Approved: 05.06.1991

65584P LITTLE STANNEYLANDS, STANNEYLANDS ROAD PROPOSED CONSERVATORY TO THE GABLE OF EXISTING SWIMMING POOL IN LIEU OF PORCH (FULL PLANNING)

Approved: 23.01.1991

44327P LITTLE STANNEYLANDS, STANNEYLANDS ROAD PROPOSED COVERED SWIMMING POOL AND ANCILLARY ACCOMMODATION

Approved: 20.03.1986

22916P LITTLE STANNEYLANDS, STANNEYLANDS ROAD RAISED PITCHED LINE OF THATCH ROOF

Approved: 30.05.1980

POLICIES

By virtue of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of considering the current proposals, the development plan consists of the Cheshire East Local Plan Strategy (CELPS) and the Site Allocations Development Plan Document (SADPD).

Cheshire East Local Plan Strategy (CELPS)

SE 7 The Historic Environment;

Site Allocations Development Plan Document (SADPD)

HER1 (Heritage assets)

HER4 (Listed buildings)

Wilmslow Neighbourhood Plan

TH3: Heritage Assets

Other Material Considerations:

National Planning Policy Framework (NPPF)

National Planning Practice Framework (NPPG)

The Cheshire East Borough Design Guide (2017)

National Policy:

The National Planning Policy Framework establishes a presumption in favour of sustainable development.
Of particular relevance is Chapter 16.

CONSULTATIONS (External to planning)

Wilmslow Town Council:

“Wilmslow Town Council recommend refusal on the grounds that the proposal and the associated parking provision is detrimental to the heritage setting and contrary to TH3 (Heritage Assets) of the Wilmslow Neighbourhood Plan. The proposed modern design for the pool house is a radical change in the historic setting and is considered to be contrary to Policy H2 (Residential Design) of the Wilmslow Neighbourhood Plan. The loss of green infrastructure within the site is contrary to Policy NE6 (Buildings in Gardens) of the Wilmslow Neighbourhood Plan. Wilmslow Town Council is concerned that this development and any proposals for several dwellings on the adjacent site (as detailed in applications 20/4737M and 22/1567M) should be considered collectively.”

OTHER REPRESENTATIONS

Representations from two properties have been received. A summary of the comments is shown below:

- The development would negatively impact on the listed buildings
- The new development would be out of character to the existing buildings and surrounding area.
- The proposed extensions, alterations to windows, blocking up of openings will cause harm to the fabric of the existing buildings, thus harming the asset in terms of the listed buildings and the impact upon the heritage site.

OFFICER APPRAISAL

Heritage

NPPF Chapter 16 deals with conserving and enhancing the historic environment.

Policy SE 7 of the CELPS states that the council will support development proposals that do not cause harm to, or which better reveal the significance of heritage assets and will seek to avoid or minimise conflict between the conservation of a heritage asset and any aspect of a development proposal.

Policy HER1 of the SADPD requires all proposals affecting heritage assets and their settings to be accompanied by proportionate information that assesses and describes their impact on the asset's significance. Policy HER4 of the SADPD identifies that when considering development proposals or works affecting a listed building, including alterations, extensions and changes of use, in line with its statutory duty, the council will have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest that it possesses. Policy TH3 of the WNP also reflects these requirements.

The site is formed of a group of Grade II listed buildings, the main dwelling, the Barn 15m west of Little Stanneylands and Rose Cottage to the east. The site is not within a conservation area. A heritage impact assessment has been submitted with the application.

The timber framed, thatched buildings of Little Stanneylands, a former farmhouse/stables and the barn date from the 17th century and have been in residential use. They have been altered and extended but are of both historical and architectural interest, providing good examples of Cheshire vernacular farmhouse and agricultural buildings. Rose cottage is early C18th century, although altered in the 20th, it is brick built with slate roof. It is also of architectural and historic interest and is a good example of a vernacular cottage.

The C17th barn, lies to the south of the site backing on to the road and is timber framed, painted noggin, with thatched roof on stone plinth. A modern extension has been added to the right of plan in a vernacular style, with large eye-brow dormer, the overall appearance is one of a small-scale timber framed, thatched farm building.

As well as being of interest in their own right, they hold value as a group, set around what remains of a part of a farm complex with central courtyard. There are views of the buildings from Stanneylands Road, with the former barn and its extension having most prominence as it sits at back of pavement, Rose Cottage is located within the plot. The properties are surrounded by open gardens, with a large former 1980's pool house/annex to the east of site in faux timber framed style.

To the north of Rose Cottage, lies established trees and the former stables now in separate ownership and subject to a current planning application for redevelopment, to the northwest lies a large area of open garden also now part of the adjacent development site (but to be left open).

The above application and its parallel listed building consent application have been the subject of pre-application discussions with the heritage team. Concerns relating to proposed car barns and their impact upon the setting of the buildings, have been addressed by their removal from this submission.

The buildings would benefit from an update and some localised restoration works. The main building, Little Stanneylands, comprises a 1960's 2 storey wing, the old farmhouse and what was once a separate stable building. The interior, whilst it still retains some elements of historic interest, has been heavily modified at first floor level with subdivision to create bedrooms and bathrooms. The exterior is of most significance and the scheme restores the elevations. The extension to the rear of the 1960's wing is a modest addition with uses a sympathetic modern design and materials. The subdivision of this building is along existing wall/building lines and will not cause harm to the interior or the significance of this structure.

The proposals for Rose Cottage are for restoration and an update which retain the historic plan, preserving the building's interest.

The small barn was converted to an annexe in the late 20th century, with a glazed link and new side wing added. The building is to be divided into two along a former original external wall line. Subject to the detail of the new partition wall, this element is not considered to be problematic.

Externally the central courtyard will have a new landscaping scheme, the existing circular flower bed at the centre of the space (to be removed) being a 20th century addition and of no historic interest.

The greatest change is the conversion of the former pool house and extension to replace a conservatory at its rear. This will require a new driveway and parking bays. The existing building is a large pool structure with mock black and white applied timber frame and thatched roof and conservatory at the rear. It now has a rather dated appearance.

The building is to be remodelled and the conservatory extension replaced at the rear to create 4 new dwellings. The materials have been chosen to be sympathetic to the main listed group with timber dormers and vertical timber cladding. The roof will be retained as thatch. The design clearly references the historic buildings, but in a contemporary and sympathetic manner.

The Conservation Officer has assessed the proposals and, following the amended plans removing the garage buildings, now raises no objections to the scheme.

Overall, the scheme is considered to comply with policies SE7 of the CELPS, HER1 and HER4 of the SADPD and Chapter 16 of the NPPF.

CONCLUSIONS AND REASON(S) FOR THE DECISION

This application seeks Listed Building Consent for the conversion of the dwelling and its outbuildings into ten separate dwellings, along with an extension to the existing poolhouse and associated landscaping and car parking. Following extensive discussions with the Council's Conservation Officer it was decided that the proposal is appropriate in design, scale and massing and the alterations involved have been acceptably justified, in terms of the benefits of sustaining the residential use of the listed building.

The proposed development complies with the relevant development plan policies and is considered to be sustainable in the social, environmental and economic context. The application is therefore recommended for approval.

RECOMMENDATION:

Approve subject to following conditions:

1. A07LB - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. No trellising, loggias, sheds, fencing within the new garden spaces
4. Detailed drawings of the new windows, doors to the new dwellings at a scale of 1:20
5. Samples of materials for the new dwellings.
6. Detailed drawing to show the location and interface of the new partition within the barn with the original timber framing.

In order to give proper effect to the Northern Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning in consultation with the

Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

