

Application No: 22/2594M

Location: NEW HALL, STOCKS LANE, OVER PEOVER, CHESHIRE, WA16 9HE

Proposal: Listed building consent for refurbishment and restoration of the existing dwelling to include demolition of cottage/link/coach house, rear wing and part of the garage and their replacement with a reconfigured two storey rear and side extension, internal and elevation alterations, demolition of the existing agricultural building and part of the garage to be replaced with a single storey leisure suite and detached garage, landscaping enhancements, reconfiguration of the garden curtilage and associated works.

Applicant: c/o Agent, Calderpeel

Expiry Date: 22-Aug-2022

SUMMARY

The application site comprises New Hall, a Grade II listed building and its associated outbuildings. The site is set within spacious grounds and is located within the countryside and Green Belt.

This submission mirrors applications 22/1586M and 22/1088M which secured consent for modifications to the main dwelling in April 2023, with the addition of a leisure suite to be incorporated into the existing former stables with a single storey extension replacing the current rear parking bays. These additions retain a subservient role in scale and appearance, appropriate to its context, and positively contribute to the historic group of buildings.

The proposals also include a new two storey garage to replace the existing agricultural outbuilding, but as a detached building that is not curtilage listed, Listed Building Consent is not required for this element.

The application is therefore recommended for approval.

SUMMARY RECOMMENDATION

Approval subject to conditions

REASON FOR REFERRAL

This application is referred to the Northern Planning Committee because the site area is 2.2 hectares and in line with the Council's Constitution it requires a Committee decision.

DESCRIPTION OF SITE AND CONTEXT

The application relates New Hall, a 4 storey Grade II listed building, with its adjoining cottage and coach house, and associated outbuilding accessed off a private drive off Stocks lane, Over Peover. New Hall is a late 17th century local gentry house, extended in the 19th century. The site was formally in use as a polo club and is now to be returned to a family home.

The property occupies a relatively flat and isolated position with several outbuildings located within its spacious grounds including a converted stable and garage building (previously used as holiday let accommodation, now used as ancillary accommodation) and a portal frame agricultural building. A separate dwelling lies some 100m to the south east of the site (also within the ownership of the applicant.)

LIST DESCRIPTION

'House formerly farmhouse. Mid C17. English garden wall bond brick with stone dressings and slate roof. Two storeys with half basement and attic. Entrance front: Rendered and colour washed. Recessed centre with projecting gabled wings to either side. Bands between ground and first and first and attic floors. Flight of 7 C20 steps to central front door which is planked with studs and strap-hinges. One basement window to left of staircase. One C20 first floor window above door of 4 x 4 panes. Right hand gable wing has 3 x 3 pane window to basement with 3-light casement windows to ground and first floors and circular window in gable to attic. Left hand wing similar save for chamfered mullion to 2-light basement window and square hatch doorway to right of this. The gables have stone kneelers and copings which are rendered and flat apexes to the gables. Rear: Similar arrangement of projecting gables to either side, save that the central portion is here only slightly recessed. All windows of C19 cambered-headed format. Stone kneelers, copings and surrounds to porthole windows are here shown. C18 addition to left. Interior: Fine C17 staircase with twisted balusters, moulded, ramped handrail, panelled newels and dado panelling'.

DESCRIPTION OF PROPOSAL

The application seeks listed building consent (LBC) for a scheme of works to refurbish the dwelling (including the replacement of modern windows, reconstruction of later side extensions, removal of rear later extension and replacement with two storey rear extension, relandscaping

(including replacement of secondary driveway), relocation of the tennis courts, expose original brickwork to New Hall). These works have previously been approved as part of householder and LBC applications (22/1586m and 22/1088m). During the course of the application the plans for an attached leisure suite were amended.

This application now proposes the conversion and extension of the existing former stable building to a leisure suite and a proposed two storey building for parking and ancillary accommodation which would replace the existing agricultural building (as noted above this later element does not require LBC).

RELEVANT HISTORY

22/2593M - Refurbishment and restoration of the existing dwelling to include demolition of cottage/link/coach house, rear wing and part of the garage and their replacement with a reconfigured two storey rear and side extension, internal and elevation alterations, demolition of the existing agricultural building and part of the garage to be replaced with a single storey leisure suite and detached garage, landscaping enhancements, reconfiguration of the garden curtilage and associated works – Pending

22/1586M - Refurbishment and restoration of the existing dwelling to include demolition of Cottage/link/Coach House, rear wing and part of the garage and their replacement with a reconfigured two storey rear and side extension, internal and elevation alterations landscaping enhancements and associated works - Approved 31 April 2023

22/1088M - Listed building consent for refurbishment and restoration of the existing dwelling to include demolition of Cottage/link/Coach House, rear wing and part of the garage and their replacement with a reconfigured two storey rear and side extension, internal and elevation alterations landscaping enhancements and associated works. – Approved 31st April 2023

20/5111M Prior approval for conversion of agricultural building into Dwelling Approved 12 January 2021

20/3962M Prior approval of change of use for conversion of agricultural building into dwelling. Refused 4 November 2020

11/3859M Change of use of Barn to Holiday Accommodation Approved 14-Dec-2011

10/4017M Erection of field shelter for use in conjunction with polo pitch Refused 4 February 2011

10/0818M Proposed single storey rear extension Approved 28 April 2010

10/1122M - Proposed Single Storey Rear Extension - Approved with conditions - 19-May 2010

09/4299M - Proposed agricultural storage building - Determination - appvl not reqd (stage 1) / 20-Jan-2010

09/3673M - Change of use of barn to holiday accommodation - Approved with conditions / 10-Feb-2010

09/3449M - Erection of stables and agricultural building - Withdrawn / 16-Dec-2009

09/1745M Construction of helicopter landing pad and agricultural outbuilding with associated footpath and track (retrospective) - Refused 26 August 20019

07/1390P Retention of orangery/conservatory. Refused 26 July 2007

06/0351P Certificate of lawfulness for existing use of land as residential Curtilage - Withdrawn 16 March 2012

06/0515P - Demolition of agricultural buildings. erection of single storey Building & refurbishment of existing barn to form stables & agricultural storage - Approved with conditions / 19-Apr-2006

06/0514P Listed building consent - Demolition of agricultural buildings. Erection of single storey building & refurbishment of existing barn to form stables & Agricultural storage - Approved 19 April 2006

05/2906 Demolition of existing agricultural buildings. Erection of single storey building & refurbishment of existing barn to form stables & garaging - Withdrawn 26 January 2006

05/2907P Demolition of existing agricultural buildings. Erection of Single storey building & refurbishment of existing barn to form Stables & garaging - Withdrawn 25 Jan 2006

05/1857P Full planning Conversion of barn to form ancillary accommodation & erection of Stable block with garages & first floor workshops - Withdrawn 9 July 2005

05/1856P Listed building consent - Conversion of barn to form ancillary living accommodation. Erection of extension and demolition of existing buildings. Withdrawn- July 2005

00/0199P - First floor front extension - Refused 28 March 2000

00/0937P First floor side extension Approved 21 June 2000

32277PB - Bedroom, bathroom, kitchen and laundry extension and internal alterations - Approved 28 January 1983

34388P Brick garage Approved 11 August 1983

30297PB – Kitchen and utility extensions – 11 June 1982

29128P - Conversion of outbuildings to form separate dwelling - Refused 1982

RELEVANT PLANNING POLICY

For the purposes of this application the Development Plan in Cheshire East comprises:-

Cheshire East Local Plan Strategy 2010-2030 – Adopted July 2017

MP1 Presumption in favour of sustainable development

SD1 Sustainable Development in Cheshire East

SD2 Sustainable Development Principles

SE1 – Design

SE 7 - The Historic Environment

Cheshire East Site Allocations and Development Policies Document (SADPD)- Adopted December 2022

HER1 Heritage assets

HER 4 Listed Buildings

GEN1 Design principles

Peover Superior Neighbourhood Plan - November 2019

HA1 – Heritage Assets

Other material planning considerations

Planning (Listed Building and Conservation Areas) Act 1990

CONSULTATIONS

Peover Superior Parish Council – No comments received

NEIGHBOUR REPRESENTATIONS

No representations received

OFFICER APPRAISAL

Background

Full consent (22/1586M) and listed building consent (22/1088M) was secured at this site in April 2023, for improvements to the dwelling, comprising;

- replacement of modern windows with timber windows,
- reconstruction of later side extensions,
- removal of rear later extension and replacement with two storey rear extension,
- relandscaping (including replacement of secondary driveway),
- relocation of the tennis courts,
- removal of rear recessed patio and the
- removal of render to the front elevation of New Hall to expose original brickwork.
- removal the rear brick built open fronted garage at the rear of the stable building.

This application for listed building consent incorporates all the details within the above approved applications in addition to the incorporation of the leisure suite to the former stable block and replacement of the agriculture building with a detached garage.

This scheme originally proposed a large addition to the side of the main house to contain the leisure facilities which was considered to be harmful to the setting and significance of the listed manor house and its barns, due to its scale and design.

Heritage and Design

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states, 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.'

The NPPF makes clear in paragraph 199 that great weight should be given to the conservation of designated heritage assets and their setting. CELPS Policy SE7 supports proposals which do not cause harm to or better reveal the significance of heritage assets. SADPD policy HER 4 explains that when considering proposals which affect a listed building that 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. Proposals involving loss of or substantial harm to the significance of a listed building or structure will normally be refused, unless it can be demonstrated that this is necessary to achieve substantial public benefits, which outweigh the harm. Where a proposal would lead to less than substantial harm to the significance of a listed building, the harm will be weighed against the public benefits of the proposal, including securing its optimum viable alternative use

Peover Superior NP Policy LCD 1 seeks to ensure buildings, features and materials are representative of the area. Policy HA1 of the Peover Superior NP supports proposals which conserve and enhance the Parish's heritage assets and their setting and where the level of harm to the significance of the asset has been sufficiently outweighed by arising public benefits.

New Hall is a late 17th century Grade II listed local gentry house, extended in the late 19th century. Set within landscaped grounds with a central tree lined driveway it is surrounded by open fields, with tree lined boundaries. It has an early 18th century barn range to its south (considered to be curtilage listed).

The Grade II designation of New Hall denotes it is a building of national importance for its special architectural and historic interest. Its interest lies in its origins as a local gentry house, its architectural form set around a centralised plan. It holds a group value with the stable block and currently has a sympathetic immediate and wider landscape setting, with sylvan character and open fields beyond.

To the east of the main house are two later C19th additions, a two storey former cottage/ kitchen wing and coach house, likely to have been added when the site became a farmstead in the C19th. Both have been heavily modified with modern render and replacement windows, porch and link additions to the front, and a 20th century stack to the kitchen wing. There have been significant internal alterations to both buildings and a late 20th century addition to the rear of the kitchen wing. The only part of remaining historic fabric is a small area of exposed brickwork to the rear.

The barn/stable range lies to the south of the dwelling and dates from the 18th century, with the southern range added in the 19th century, with various alterations in the 2000's. Prior to the alterations, historic information shows that the building has previously had a number of large sheds and additions to its east and south during the 20th century which filled the courtyard

space, and have been subsequently demolished. An existing agricultural building lies to the east of the former stable block.

Internally the former stables have been previously partially converted into self-contained units with modern fittings, the only main element of interest being the trusses within the attic and remain ancillary to the main house.

More recently, consent was granted in April 2023 for the refurbishment and restoration of the house, reconstruction of two later side extensions and new landscaping. This submission follows on from this consent and contains the approved works, plus the conversion of the existing former stable building to the leisure suite and replacement of the agricultural building with a garage and ancillary building.

There is no objection to the previously approved works to the main dwelling and wider landscaping, subject to conditions securing the detail.

The Conservation officer is satisfied that the former stable block is a suitable base for the leisure complex and that the internal alterations and extension at the rear are acceptable and more in keeping with the historic barn range than the existing extension and will utilise materials to match. The design of the extension is a simple addition that is subservient to the existing building and will not detract from the appearance of the collection of buildings.

The agricultural shed will be replaced with a traditionally designed brick building. A courtyard is retained between the rear of the proposed leisure suite and proposed garage with landscaping surrounding the buildings. The replacement building is considered to be an acceptable form and design for this domestic outbuilding.

Overall, the scheme is considered to have overcome heritage concerns raised on the original scheme relating to the large extension to the side of the house.

Subject to conditions, the proposals are considered acceptable and in accordance with the provisions of development plan policy, and advice within the NPPF.

Ecology

Evidence of bat activity in the form of minor roosts of a number of relatively common bat species has been recorded within the existing buildings on site. This matter and assessment against the Habitats Regulations is considered in detail in the accompanying application for full planning permission (22/2593M), which appears elsewhere on the agenda.

CONCLUSION

The proposals are considered to preserve the historic integrity and significance of this listed building, and the curtilage listed outbuilding. As such the proposals accord with local and national planning policy and are therefore recommended for approval.

RECOMMENDATION: Approve subject to the following conditions

1. Time limit

2. Approved plans
3. Materials samples to be submitted and approved
4. Details of bricks to be submitted and approved
5. Brick sample panel to be provided prior to commencement
6. Details of windows and doors at 1:20
7. Window/doors recessed a minimum of 100mm
8. Rainwater goods to be black metal
9. Conservation style roof lights
10. Method statement for replacement/ repair/treatment of remaining brickwork to the main dwelling
11. Details of replacement staircase to dwelling



