

Application No: 10/4929N

Location: THE ROOKERY, 125, HOSPITAL STREET, NANTWICH, CW5 5RU

Proposal: Listed Building Consent for Two Storey Building Containing Two Flats on Land Presently Occupied by a Single Storey Storage Building (To Be Demolished). Two Garages with Stores in One Seperate Building

Applicant: Rockermans Furniture

Expiry Date: 20-Apr-2011

SUMMARY RECOMMENDATION

Approve with conditions

MAIN ISSUES

Impact of the development on:-

- **The impact upon the setting of the Listed Building**

REASON FOR REFERRAL

This application was to be dealt with under the Council's delegation scheme. However Cllr Dykes have requested it is referred to Committee for the following reason;

'Bulk and Mass to adjoining Properties and it being in conflict with a Grade 2 Listed Building'

1. DESCRIPTION OF SITE AND CONTEXT

The application site is located at the junction of Hospital Street and Millstone Lane. The site is located within the Nantwich Settlement Boundary and Conservation Area. The Rookery is a Grade II Listed Building which was a symmetrical front with projecting wings to each side. The building is two-storeys in height with a red-brick finish. To the north of the main building is a later two-storey and single-storey element which is to be demolished as part of this proposal. Vehicular access is taken from Millstone Lane and there are 3 trees which are protected by a Tree Preservation Order to the front of the site.

The surrounding area is in mixed use with the site to the north being a modern building which accommodates Nantwich Vets. To the rear of the site are residential properties which front onto Rookery Close and Hospital Street.

2. DETAILS OF PROPOSAL

This is one of two applications for Listed Building Consent on this site (each includes separate planning applications). This application relates to the construction of a two-storey building which would contain 2 flats. The development would be accommodated by the demolition of the later single-storey additions to the north of the building (the two-storey addition which would be demolished as part of applications 10/4924N and 10/4928N would be retained as part of this scheme). The flats would each have two bedrooms and the development would form an T-shaped projection from the side elevation of The Rookery with a gable facing onto Millstone Lane. A lean to extension would be provided to the side elevation of The Rookery.

Planning application 10/4925N accompanies this planning application.

3. RELEVANT HISTORY

P05/1348 - Change of Use from Office to Residential – Approved 13th December 2005

P96/0030 - Listed building consent for various advertisements - Approved 2nd May 1996

P96/0029 - Various advertisements – Approved 2nd May 1996

P92/0383 - Listed building consent for extension/access alterations - Refused 23rd July 1992

P92/0382 - Extensions/access alterations – Refused 23rd July 1992

P92/0032 - Listed building consent for extension to offices and rear entrance gates - Refused 17th August 1992

P92/0031 - Extension to offices and new rear entrance gates – Refused 17th August 1992

4. POLICIES

Local Plan policy

BE.9 – Listed Buildings: Alterations and Extensions

BE.11 – Demolition of Listed Buildings

National Planning Policy

PPS5 - Planning for the Historic Environment

5. CONSULTATIONS (External to Planning)

Nantwich Civic Society: Generally supports the application but care will need to be taken in choosing materials for the development.

English Heritage: The application should be determined in accordance with national and local policy guidance and on the basis of your expert conservation advice

6. VIEWS OF THE PARISH COUNCIL

The Council objects to this application on the following grounds:-

- It is understood that the “storage buildings” are coach houses and as such part of the original house and should be retained and protected. At the very least, the façade of the “storage buildings” should be preserved.

- The access/egress to these proposed buildings will be on a busy road close to two small roundabouts where traffic flows and rights of way may not be entirely clear. It will add to an already hazardous situation.
- The bin storage / garage areas are too close to the southerly neighbour and will be unattractive and overbearing to that neighbour.

7. OTHER REPRESENTATIONS

Letters of objection have been received from the occupants of 1, 5 & 6 Rookery Close and 4 Fairfax House, Millstone Lane raising the following points;

- Short separation distances
- Lack of car-parking
- If this proposal is allowed, it together with the main Listed Building would constitute an over-development of the site
- The impact of the adjacent veterinary hospital on the future occupiers of the dwellings
- The adjacent buildings are not shown on the submitted block plan
- Highway safety
- The loss of trees on the site
- The proposal would detract from the grandeur of the property to the detriment of the historic town
- Over-development of the town
- Loss of privacy
- The development of the site may undermine the structural stability of the properties on Rookery Close which are set at a higher level
- The plans are not to scale
- The block plan does not show the correct position of No 5
- Proximity of the proposed garage block to No 5 Rookery Close
- Loss of light to No 5 Rookery Close
- The garage/store would have a detrimental impact upon the setting of the Listed Building
- The dwellings are too small in size
- Proximity to the car park to the north
- Lack of open space
- The proposed dwellings would not comply with building regulations
- The site would appear cramped
- Highway safety

8. APPLICANT'S SUPPORTING INFORMATION

To support this application the application includes the following documents;

- Design and Access Statement
- Heritage Statement
- Air Quality Assessment
- Arboricultural Impact Assessment
- Bat Survey

These documents are available to view on the application file.

10. OFFICER APPRAISAL

Principal of Development

Listed Building Consent is required for the demolition of a listed building, or for its alteration or extension, which is likely to affect its character as a building of special architectural or historical interest. When considering whether to grant or to refuse an application for Listed Building Consent the Local Planning Authority must have special regard to the desirability of preserving the building, its setting and those features which make it special.

Impact upon the Listed Building

The Listing for this property states;

'A good large mid C18 house with end to Hospital Street and front to road junction. Probably incorporates older house at the rear; symmetrical front with a projecting wing at each side; red brick, 2 storeys, 3 3-light sash windows overall, with light wood pilasters and cornice treatment; long and short cuions to angles; central entrance with ¾ Roman Doric column pilasters, segmental pediment and imitation fanlight; old tile hipped roof. Interior has triple arched hall and good staircase'.

The single-storey extension to the north of The Rookery (which is to be demolished) is a later addition and is not referred to in the listing for the building. The single storey element is extensive with a roof which slopes upwards away from the Rookery and includes asbestos cladding to its side elevation. This addition is set behind an existing brick wall which acts as a visual screen from Millstone Lane.

It is recognized that an early map of Nantwich dated 1876 indicates that there appears to have been a building located at a right angle to the Rookery with a linking structure. This formed an L-shaped structure adjacent to The Rookery. However this area has seen a high level of rebuilding/alterations and as a result the extension has limited architectural interest. It is considered that the loss of the later single-storey addition to the north of the building is acceptable. It should also be noted that the screen wall would be retained and this is welcomed whilst the addition of an arched opening is sympathetic to the site.

A gable would form the side elevation of the flats would face onto Millstone Lane. This gable is slightly taller than the existing gable and as a result of its height and narrow width the development would appear sympathetic when viewed from Millstone Lane. A first floor link would join the flats to The Rookery, this element would be set back and would be partly screened by the screen wall. The development would have a significantly lower height and would also appear subordinate to The Rookery.

The flats would face onto the side elevation of The Rookery and would be of a simple design with a pitched roof set behind parapet gable. The flats would include simple fenestration details and no porch features; this would allow the building to appear uncomplicated in appearance and subservient to the main building. The scale of the development is also considered to be acceptable given the size of the existing buildings which would be removed as part of the proposed development.

The existing screen wall would screen the proposed lean-to extension from public viewpoints. It is considered that the lean-to extension is of an acceptable design and would not harm the character and setting of the Listed Building.

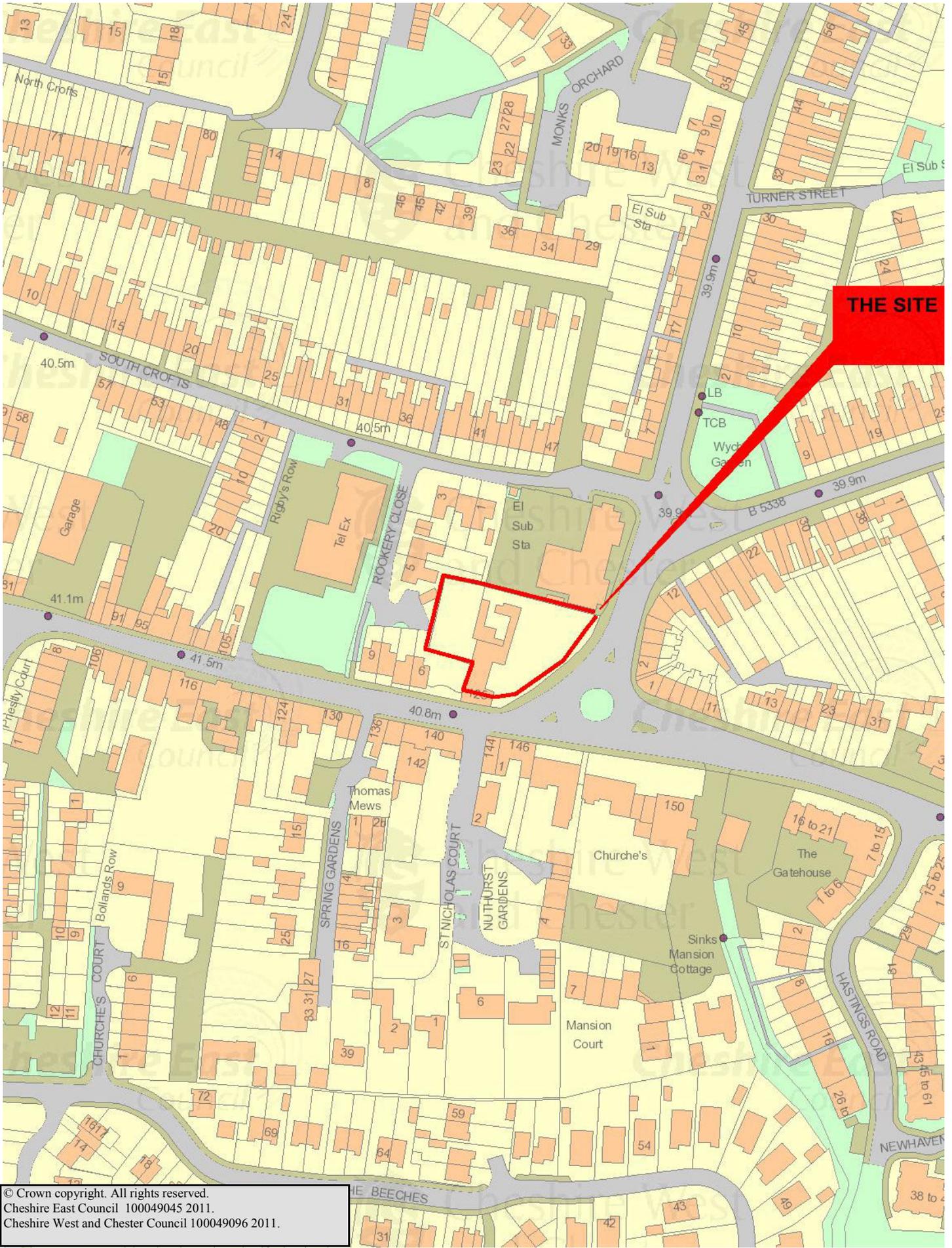
11. CONCLUSIONS

The proposed development is of an acceptable scale and design and would not harm the setting of this Grade II Listed Building, whilst the demolition of the later additions is also considered to be acceptable.

12. RECOMMENDATIONS

Approve subject to the following conditions;

- 1. Standard 3 years**
- 2. Development in accordance with the approved plans**
- 3. Materials to be submitted to the LPA and approved in writing**
- 4. All windows and doors to be timber**
- 5. Window reveal of 50mm to be provided**
- 6. Black metal rainwater goods to be provided**



THE SITE