

Application No: 11/2320C

Location: OLD HALL HOTEL, HIGH STREET, SANDBACH, CHESHIRE, CW11 1AL

Proposal: Retrospective Application for Perimeter Brick Wall with Timber Trellis Between Piers to Rear Boundary

Applicant: Brunning and Price Ltd

Expiry Date: 02-Dec-2011

**SUMMARY RECOMMENDATION:** Approve

**MAIN ISSUES:**

- Impact on the Listed Building

**REASON FOR REFERRAL**

This application has been called in by Councillor B Moran on the grounds that:

*"1. The design and build of the perimeter wall, which is not in accordance with the extant planning permission, has attracted attention and criticism from some of the residents in the neighbouring properties.*

*2. There is evidence that not all the residents in the neighbouring properties have been approached to give their views on the 'type and height of the wall prior to its construction'; the applicant's Heritage Statement, refers.*

*3. It is stated, as per the Heritage Statement, that the wall is 'necessary to provide a barrier between the pub [Old Hall] and the local residents to the rear of the premises'. However, the height of the wall [as measured by residents at its highest point is over 9 feet high] may be considered to dominate the street scene and also, may be detrimental to the residential amenity. A comparison should be made with the former wooden fence [as advised by residents to be some 6 feet high] and now replaced by the perimeter wall.*

*4. Furthermore, the design of the wall, including the piers and trellis works, along with the earth border, should be examined and assessed to ensure no impact on the Grade 1 listed building.*

*5. The plan of the wall on the CEC website, showing the final design and height, does not appear to be consistent with the completed wall."*

**DESCRIPTION AND SITE CONTEXT**

The application site comprises a rear boundary wall which separated The Old Hall Hotel and Old Hall Cottages and Old Hall Gardens. The hotel is a Grade I Listed Building, that until the recent restoration and re-development was completed, was on the Buildings at Risk Register. The site is within the Sandbach Conservation Area.

## **DETAILS OF PROPOSAL**

This application seeks retrospective consent for the erection of a perimeter wall to the rear of the Old Hall Hotel. As part of the previous permissions for the re-development of the site (10/1959C and 10/1960C), consent was granted for a boundary wall just less than 2m in height, which also incorporated a smoking shelter. Subsequently the wall that was constructed was not in accordance with the approved plans. The wall as constructed is approximately 2.3m high at the highest point and 2m at the lowest. In addition there are pillars with trellis in between; the pillars are between 2.3m and 2.6m in height.

## **RELEVANT HISTORY**

10/1959C                      2010    Approval for demolition of three single storey extension to the rear and side and the removal of some internal walls within the main Old Hall building. Construction of a single storey kitchen block extension with basement to the side and rear of the Old Hall main building, construction of a single storey Garden Lounge to the rear of the Old Hall building. External repairs, alteration and making good to site layout with detached single storey Smoking Shelter. Planting and landscaping including new pedestrian entrance gate.

10/1960C                      2010    Listed Building consent for the works listed above

## **POLICIES**

### **National Guidance**

PPS5                      Planning for the Historic Environment

### **Congleton Local Plan 2005**

BH4                      Effect of Proposals on Listed Buildings

BH9                      Conservation Areas

## **OBSERVATIONS OF CONSULTEES**

None.

## **VIEWS OF TOWN/PARISH COUNCIL**

In their original comments the Town Council had no objections. Subsequently the Town Council objects on the grounds that the plans do not accurately show what has been constructed.

## **OTHER REPRESENTATIONS**

Representations have been received from the occupiers of number 2 and 3 Old Hall Cottages, both fully in support of the application.

## **KEY ISSUES**

**Impact on the Listed Building**

The wall is constructed of brickwork, which is considered appropriate in the context of the surrounding brick buildings in close proximity to the wall. Its height, use of traditional bricks, coursing and mortar and incorporation of brick piers and copings with contrasting brickwork, all serve to make its presence in keeping with its historic setting. The lighting attached to the wall is also considered to be unobtrusive and does not have any significant adverse impact on the character or historic fabric of the Listed Building.

**Other Matters**

The Town Council and Ward Councillor have highlighted the fact that the plans submitted do not reflect what has been built. The plans show more of the lower level sections of the wall than are present on the ground, this was reported to the applicants and amended plans have been submitted to address this issue.

**CONCLUSIONS**

It is not considered that the development, has any significant detrimental impact upon the character and appearance of this Grade I Listed Building and therefore it is recommended that Listed Building consent is granted.

**RECOMMENDATION:**

**Approve Listed Building Consent**

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