

<b>Planning Reference No:</b>	09/1332N
<b>Application Address:</b>	Peckforton Castle
<b>Proposal:</b>	Restoration of Peckforton Castle to Provide 11 Bedrooms and Additional Public Hotel Space
<b>Applicant:</b>	Majorstage Holdings
<b>Application Type:</b>	Listed Building Consent
<b>Grid Reference:</b>	353324 358085
<b>Ward:</b>	Cholmondeley
<b>Consultation Expiry Date:</b>	29 July 2009
<b>Date for Determination:</b>	10 August 2009

**SUMMARY RECOMMENDATION: Approve subject to conditions**

**MAIN ISSUES:**

- Principle of Development;
- Site History;
- Design;
- External Works
- Stonework Repairs
- Other Roof Repairs
- Internal Works
- Bistro
- Structural Timber;
- Window/Door Repairs
- Roof Lantern;
- First Floor;
- Second Floor;
- Third Floor;
- Lift;
- Other Internal Works
- Internal Courtyard; and
- Amenity

## **1. DESCRIPTION OF SITE AND CONTEXT**

This application was to be dealt with under the Council's delegation scheme. However, Councillor Bailey has requested it be referred to Committee on the grounds of importance of this building locally and understandable concerns that any extension should be considered carefully by officers and members alike.

## **2. DETAILS OF PROPOSAL**

This is a listed building application for the conversion of the Bell Tower and West wing to form 11 en-suite bedrooms, a bistro with kitchen and a passenger lift at Peckforton Castle, Stone House Lane, Peckforton, Nantwich. The castle is a folly and not a real castle and is currently used as a hotel. The applicant's property is located wholly within the open countryside and within the ASCV. The property is an imposing building constructed out of sandstone and is accessed via a long twisting private drive, which is accessed via Stone House Lane. The castle is set within its own extensive curtilage and is surrounded by trees. The castle is a Grade I listed building.

## **3. RELEVANT HISTORY**

There is a lengthy history of planning applications at Peckforton Castle the most recent of which are:-

7/08785 – Change of Use to Private Rec. Society for Prom. Playing and Enactment of Historical War Games with Staff Quarters and Refreshment Bar. Approved 18<sup>th</sup> March 1982

7/11668 – Change of Use to Hotel. Approved 7<sup>th</sup> February 1985

7/11669 – Alterations to Existing Access. Approved 7<sup>th</sup> February 1985

7/12143 – Change of Use of Land to Jousting Area in Conjunction with Conversion of Castle to Hotel. Approved 27<sup>th</sup> June 1985

7/12474 – Listed Building Consent to Convert Castle to Hotel. Approved 6<sup>th</sup> January 1986

7/12475 – Conversion of Castle to Hotel. Approved 17<sup>th</sup> October 1985

7/18921 – Listed Building Consent for New Door Openings and Internal Alterations. Withdrawn – 28<sup>th</sup> June 1991

P91/0019 – Listed Building Consent for Door Openings and Internal Alterations. Approved 24<sup>th</sup> December 1991

P99/0844 – Change of Use and Alterations to form Hotel. Approved 6<sup>th</sup> January 2000

P99/0845 – Listed Building Consent for Alterations to Form Hotel. Approved 6<sup>th</sup> January 2000

P01/0159 – Phase Two Hotel Development (LBC). Withdrawn 25<sup>th</sup> October 2001

P03/1075 – Flagpole Antenna. Withdrawn 15<sup>th</sup> October 2003

P03/1092 – Listed Building Consent Flagpole Antenna. 15<sup>th</sup> October 2003

P03/1309 – Telecommunications Equipment. Approved 10<sup>th</sup> February 2004

P03/1357 – Listed Building Consent for Telecommunication Equipment. Approved 24<sup>th</sup> February 2004

P09/0079 - Listed Building Consent for New Covering Over Existing Rooflights, Automatic Frameless Glass Doors to Foyer and Automatic Glazed Doors to Main Rear Corridor. Approved – 12<sup>th</sup> May 2009

## **4. POLICIES**

### **National Policy**

The application should be determined in accordance with national guidance set out in:

PPS1 (Delivering Sustainable Development)

## **Local Policy**

The principle issue surrounding the determination of this application is whether the development is in accordance with the following policies within the Borough of Crewe and Nantwich Replacement Local Plan 2011:

BE.2 (Design Standards)

BE.9 (Listed Buildings: Alterations and Extensions)

## **5. CONSIDERATIONS (External to Planning)**

**English Heritage:** The proposals are generally acceptable and according to principles discussed during the pre-application meetings. However, there is concern with the proposed widening of the door to the reception area. The wall to the corridor is plain and except for being part of the original layout of the building has no major significance in its own right. The original doorway is a historic feature and our view is that it would be preferable to keep this doorway untouched and instead open a new, possibly even two new, doorways with the same design as the existing further down the corridor. That way the corridor would still be read as a corridor and the original doorway would be kept. We would also like to make sure that the unused stairs leading to the Bistro mezzanine would be kept in situ.

We welcome most of the proposals as part of getting a derelict and today redundant part of the castle in good condition and accept that some alterations are necessary. With some minor amendments and subject to conditions in respect of materials and design the scheme would be acceptable.

**Archaeologist:** Peckforton Castle is recorded in the Cheshire Historic Environment Record (CHER 318/1) as a 19th-century castle and is a Grade I Listed Building. There is no record, however, of any earlier activity on the site and the present proposals will not involve significant below-ground disturbance. I advise, therefore, that archaeological mitigation will not be required in this instance.

**Conservation Officer:** No objections subject to a number of conditions.

## **6. VIEWS OF THE PARISH / TOWN COUNCIL**

No comments received at the time of writing this report

## **7. OTHER REPRESENTATIONS**

No representations received.

## **8. APPLICANT'S SUPPORTING INFORMATION**

### **Design and Access Statement**

- Peckforton Castle was built by Sir John Tollemache and completed in or around 1851;
- Since the Tollemache family moved out of the castle after world war 2, the building has had a chequered history being used for a number of different uses, during which time the upkeep of the Castle was allowed to deteriorate;
- The Castle became a Grade I listed building in 1952 but much of the building fell into a deteriorating state as each subsequent use failed and ceased;
- Eventually approval was granted by Crewe and Nantwich Borough Council in ref. P99/0844 for the conversion of this Grade I listed building into a hotel with 50 bedrooms;
- The previous owner converted part of the building into a hotel comprising 38 bedrooms, together with the necessary restaurant and banqueting facilities;
- Whilst this use brought new life to the hotel, the heavy burden of maintenance meant that the quality of the restoration could not be maintained;
- Approximately 3 years ago the hotel was acquired by Majorstage Limited who have spent a considerable sum of money upgrading the original part of the hotel, including complete refurbishment and correcting the defects identified by Crewe and Nantwich Borough Council as not complying with the planning approval and listed building consent approval;
- The success of the hotel over the last three years, particularly for weddings and other functions, has now made it possible for the new owners to consider extending the hotel to the stage of providing approximately 49 bedrooms;
- The application now submitted is to provide the additional 11 bedrooms, including a lift to comply D.D.A. standards and for additional ground floor reception accommodation and treatment rooms;
- The application seeks to preserve the existing character of this Grade I listed building and to work within the existing exterior envelope, making no physical changes to the exterior, whilst still providing a hotel with 4 star accommodation.

## **Heritage Statement**

## **Structural Report**

- The movement/distress to the parapet wall is not considered to be as a result of foundation movement but is more likely to be as a result of weathering;
- Structural repairs are necessary which include removing coping stones, taking down and rebuilding courses of stonework, re-pointing, strengthen existing structure, remove the bell and replace timbers/bolts to match existing, takedown half damaged chimney and rebuild, replace

## **Timber and Damp Treatment Report**

## **9. OFFICER APPRAISAL**

### **Principle of Development**

The principle issues surrounding the determination of this application is whether the development is in accordance with Policies BE.2 (Design Standards) and BE.9 (Listed Buildings: Alterations and Extensions) of the Borough of Crewe and Nantwich Replacement Local Plan 2011. These seek to ensure alterations and extensions to

listed buildings respect the scale, form and design of the surrounding built environment and the original building and are compatible with the surrounding units and to ensure they have no adverse effect upon neighbouring amenity.

The main thrust of the Local Plan policies is to achieve a high standard of design, respect the pattern, character and form of the surrounding area, not adversely affect the street scene by reason of scale, height, proportions or materials used.

The general thrust of the local plan policies is advocated within PPS 1, which places a greater emphasis upon Local Planning Authorities to deliver good designs and not to accept proposals that fail to provide opportunities to improve the character and quality of an area. It is the opinion of the case officer that this proposal does not detract from the character of the area and appearance of the property and is in accordance with advice stated within PPS 1.

PPG15 states that subsequent alterations to historic buildings do not necessarily detract from the quality of a building. They are often of interest in their own right as part of the building's organic history. Successful alterations require the application of an intimate knowledge of the building type that is being altered together with a sensitive handling of scale and detail. It is considered that the proposed alterations preserve the historic fabric of the building and the proposal is in accordance with advice stated in PPG 15 and policy BE.9 (Listed Buildings: Alterations and Extensions)

## **Site History**

Peckforton Castle was built in approximately 1851 by Sir John Tollemache and has since had a fairly chequered history. The castle has suffered a lot of deterioration over the latter part of the 20<sup>th</sup> century but approximately ten years ago it was acquired and converted into a hotel. Planning Application P99/0844 was submitted to and approved by Crewe and Nantwich Council for change of use and a Listed Building Consent Application was approved in early 2002. The first phase of the works was commenced to form the hotel and 38 bedrooms. The building was acquired approximately 3 years ago by Majorstage Limited and they have made a tremendous success of the business and as such the owners wish to initiate phase 2 works, which in principle have already been approved by the Council, although they now wish to make some minor amendments to the original proposals and this is the reason for the submission.

When application P99/0844 was submitted, it included works to the current Phase 2 development, including the provision of a lift and the formation of two additional openings off the ground floor corridor. The remainder of the Phase 2 development involves the four storey Bell Tower containing the lift to the left of the main reception entrance corridor, together with the three storey north west wing beyond and as per the previous application involves the provision of an informal Bistro/Coffee lounge located on the ground floor and the eleven fully en-suited bedrooms on the remaining floors.

Here again, apart from minor changes, the relationship of the bedrooms and the secondary staircase beyond are very similar to the original approved application. The original Phase 2 proposal does differ in that it extended into the remaining single

storey areas leading towards the Coach House. The single storey buildings are currently used as offices, but were proposed to be converted into further bedrooms and treatment rooms. The current applicant proposes an alternative use for this building and a separate application will follow at a later date. Nevertheless, the opportunity is being taken in Phase 2 to re-cover the roof of the single storey building and to insert roof lights into this part of the building. In both the approved scheme P99/0844 and this application, there are no proposals for any alterations to the exterior elevations of this part of the Castle.

## **Design**

PPS1 states that design which fails to take the opportunities available for improving the character and quality of an area should not be accepted. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

PPG 15 stipulates that 'Many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated within a secure and committed long-term ownership, should not be discounted'. (Paragraph 3.13 PPG 15)

## **External Works**

### *Stonework Repairs*

The majority of stonework to this part of the Castle is in good repair and only minor repair works are required to the external elevations. Stonework repairs are required to the stone abutments to the four storey Bell Tower and work is required to remedy the structural cracks as identified in the Structural Engineers Report. The stonework in the topmost section will be reinstated and made weather tight, all corroded metal should be removed, and a specialist system of non-corrosive tie rods installed in the wall to prevent further movement. The stonework in that area should then be re-pointed. No new stonework is required and the applicant proposes to reuse the existing stonework only.

The proposal is that where necessary deteriorated stonework should be carefully cut out and replaced and laid on a natural bed comprising appropriate lime based mortar to match the existing. The lime proposed will be putty lime and the colour of the new mortar will match the existing and this will be secured by condition. All new joints would be of a thickness and depth to match the existing.

All cutting out of stonework will be hand-executed and any new stone required should be provided from the existing stonework. All replacement stone detail will be cut accurately to the original pattern and profile. This additional work would be very rarely needed as the original stone is likely to be reused in all circumstances.

Stonework re-pointing will be extremely limited and only localized and the stonework should be re-pointed or bedded with appropriate lime mortar. In any areas where the existing stone is eroded, the face of the mortar will be kept back to point at which the joint remains. Much of the other damage to the stonework in the Bell Tower has been due to chimney stacks becoming structurally unsound and defective. With the reinstatement of the stone flues it would be the intention to cap off the flues, retaining them as redundant ventilated stacks, and blocked off at source in the chimneys directly above the fireplaces serving the original staff bedrooms.

Where it is proposed to retain an existing fireplace, the chimney stack is likely to be lined with a stainless steel flue liner and provided with an appropriate detail to match the existing where it reaches the stone chimney stack at the point of the parapet. No new chimney pots are proposed and the existing openings in the stone cappings will be retained.

Walls are the main structural fabric of a building. Alterations to wall surfaces are usually the most damaging that can be made to the overall appearance of a historic building. Alterations or repairs to external elevations should respect the existing fabric and match it in materials, texture, quality and colour. The proposal is to preserve the whole of the exterior of the building and, whilst the stonework is generally in good condition, it is proposed to repair the only significant crack to the Bell Tower. According to the agent some sections of the walls will need to be cleaned. PPG 15 clearly states that 'Cleaning a building usually requires listed building consent. This is not only because cleaning can have a marked effect on the character of buildings, but also because cleaning processes can affect the historic fabric. All cleaning methods can cause damage if carelessly handled. Cleaning with water and bristle brushes is the simplest method, although water cleaning can lead to saturation of the walls and outbreaks of rot in timbers. Other methods including abrasive and chemical cleaning can damage wall surfaces and destroy detail. Local planning authorities should satisfy themselves that such cleaning is both necessary and worthwhile to remove corrosive dirt or to bring a major improvement in appearance, and should ensure that cleaning is carried out by specialist firms and under close supervision. Areas not being cleaned should be protected'. The Conservation Officer has been consulted and she has no objections in principal to the cleaning of the building. However, a condition will be attached to the decision detailing the techniques to be used and a small section should be available for inspection prior to the remainder of the building being cleaned.

Other repairs are proposed to the existing windows that would be reinstated as closely as possible to their original condition, replacing all damaged glazing with single glazing and repairing the metal opening lights as required. In addition, the cast iron drain pipes and other rainwater goods will be checked and replaced, a condition relating to the replacements will be attached to the decision notice.

The main roof to the four storey tower and the remaining three storey building have already been repaired with an asphalt finish. Repairs to this external part of the building includes the bell in the bell tower. The bell is in a deteriorating state and requires refurbishment and repair. It will be necessary to completely replace the timber structure supporting the bell with a new structure matching the existing in every respect and this will be secured by condition. Furthermore, an existing deteriorating roof light is also located on the roof of the Bell Tower and is covered by felt and this

will be completely removed and copied in timber to match the existing with a single glaze finish.

Other work which to the external appearance of the building includes the complete recovering of the single storey building in the courtyard, which are currently being used for offices and storage. This would involve removing the existing clay plain tiles and setting them to one side for re-use. The sub structure would be checked, repaired and if necessary replaced. The clay tile will be replaced and several new roof lights will be installed into the roof planes. A condition will be attached to the decision notice stating the proposed roof lights must be conservation area style.

### *Other Roof Repairs*

Any existing valleys, dormers, eaves, ridges and verges etc will be reinstated as necessary, and existing ridge and hip tiles will be retained and re-set wherever possible or additional ridge tiles will be provided to match the existing.

### **Internal Works**

The general principle of the design work to the interior of the building is to preserve the existing structure as much as possible but to create further public spaces and 11 en-suite bedrooms within the existing structure.

### *Bistro*

A number of floors in the former kitchen/proposed new Bistro and the North West Wing at ground level will require repair. According to the Heritage Statement the floors have no adequate damp proof membrane and are damaged. PPG 15 clearly states 'Floor surfaces are too often disregarded when buildings are refurbished. It is not only marble floors that are important: all types of paving such as stone flags, and pitched cobbles, old brick floors, early concrete, lime ash, and plaster floors, should be respected'. It is proposed to lift the damaged area of the floor, carry out repairs and thereafter to provide a 2mm asphalt screed to receive carpet/timber flooring to all ground floor areas. The new floor will be finished in new timber skirting boards to match the existing skirting boards found in other areas of the hotel.

Alterations to the ground floor of the hotel will incorporate a new lift shaft, bistro/coffee lounge, porters lodge, warming kitchen, bistro/tv lounge, two treatments rooms, hair salon and nail bar with shower room, and stairwell. All the existing apertures are to be retained wherever possible. In the Bistro/ TV lounge the large existing fireplace will be retained. In the Bistro/Coffee lounge area there is a proposed mezzanine floor which will be accessed by a new spiral staircase. The new spiral staircase will be constructed out of black metal with etched glass threads and glass balustrading below a metal handrail which will be constructed to DDA standards.

The new mezzanine floor will comprise of cantilevered steel floor beams supporting similar smaller steel joists with a floor finish of etched toughened glass. The mezzanine floor would have appropriate balustrading in glass and black metal so as to afford the maximum view of the surrounding stonework. The mezzanine level has a large window opening which provides views over the castle ward. According to the



plans the original staircase in the Bistro will be removed. However, this staircase is an intrinsic part of the fabric of the building and a condition will be attached to any approval stating that the staircase must be left in situ. There are two ovens in the former kitchen which will form the Bistro/Coffee lounge if planning permission is approved for the proposed development. The applicant has stated that these two ovens will be retained with the warming oven abutting the west window will be completely refurbished. Conditions will be attached to the decision notice stating that these ovens shall be retained and a method statement for the refurbishment of warming oven shall be attached to the decision notice.

### *Structural Timber*

A considerable amount of structural timber has deteriorated due to wet and dry rot and has had to be removed already. In a number of locations the existing floorboards have also deteriorated badly. According to the Heritage Statement the timbers are also suffering from timber infestation and will require lifting and replacing. PPG 15 states 'old boarded floors, especially those with early wide oak or elm boards. All such features should normally be repaired and re-used. When new floorboards are needed, they should be of the same timber, width and thickness as those they are replacing. Great care should be taken when lifting old boards for the installation or repair of services, especially where the boards are tongued or doweled. The cutting of joists for new services should be kept to a minimum, and any early sound-deadening or fire-proofing between the joists should be preserved'. All new structural floor timber will be sized to match in with the existing and will be tanalised to prevent further deterioration. Any timber re-inserted into the sandstone walls will be wrapped in a suitable damp proof membrane to prevent further wet rot deterioration. All the existing structural floor timbers will be checked, repaired and treated prior to applying new tongue and groove floor boarding to match the existing and once again the timber will be treated and kiln dried to avoid any further deterioration.

### *Window and Door Repairs*

The majority of windows in Phase Two of the redevelopment of the Castle are either of glass inserted into the existing stonework with metal supports, or are cast iron opening lights. A considerable amount of damage has taken place to the existing window glass and many of the existing windows have broken or non-existent glazing. The proposal would be to retain as much of the existing crown glass window as possible but to replace any damaged glazing with single glazed units, toughened wherever possible. The window metalwork will be repaired by specialist repairers and any new casements will be prepared in detail to accurately replicate the original design both in pattern and detail and will be conditioned accordingly.

All existing external doors will require replacing and details of the replacement doors included with the proposal. All the replacement doors will match the original doors.

### *Roof Lantern*

A deteriorating roof lantern is located at roof level on the Bell Tower and is currently covered with a felt finish to avoid rainwater penetration. This roof lantern will be carefully removed and reconstructed as a replica of the original using single glazing

with aluminium framing on the stone supports, matching similarly the detail of the roof light repairs undertaken previously. The roof lantern will be reinstated in its original position and will form a lantern light within the bathroom of bedroom no. 10 on the third floor.

In all the public rooms, conservation style cast iron radiators are to be provided to match the phase 1 radiators. Wherever possible, any existing radiators that can be retained will be refurbished and re-used in the public spaces in the Castle. The conservation style radiators will also be provided in the new bedrooms.

### *First Floor*

The proposed first floor plan will comprise of 3 no. bedrooms all with en-suite facilities, a house keepers room and linen store, whilst located at the end of the wing is staircase. Where appropriate sandstone walls have been retained in corridors and in the bedrooms although the majority of the bedroom accommodation has been dry lined. The proposal in this application is to modify the dry lining system, much of which has been stripped out because of dry rot. Wherever possible all the existing bedroom fireplaces will be retained as sandstone features within the rooms, although they will no longer comply with current building regulations and the flues will be capped off and ventilated. Furthermore, a number of existing door openings will have to either blocked up or new ones constructed. According to the plans in the proposed stairwell the existing fireplace will need to be removed as well as the existing partition, which will be rebuilt and then realigned in order to accommodate the new stairwell. However, it is not considered that this fireplace needs to be removed and a condition will be attached to the decision notice stating it must be retained in situ.

In the proposed bedrooms the existing plasterwork, which was basically applied to the studwork construction, has virtually all been removed in order to treat the dry rot. The proposal would be to reinstate the dry lining to the existing stone walls using a more modern method of dry lining than originally, so that the possibility of dampness passing from the walls into the partitioning can be virtually eliminated.

### *Second Floor*

The proposed second floor will comprise of a linen store, 5 no. bedrooms, lift shaft, and stair well at the end of the wing. In order to accommodate the bedrooms a number of new partitions will have to be erected and all the existing window openings will be retained. However, a number of fireplaces will need to be removed and existing door openings will be removed and new ones formed. The lift shaft will have an opening which is in line with the proposed corridor and a new partition wall will be constructed.

### *Third Floor*

The proposed third floor will comprise of bedrooms no's 9, 10 and 11, each bedroom will have its own en-suite bathroom, in bedrooms 10 and 11 the existing fireplaces will be retained in situ. In order to facilitate the new bedrooms a number of solid walls, stud partitions and existing door openings will need to be removed. A number of new door openings will be formed. Located at the front of the three bedrooms is a large

lobby which also contains an existing fire place which will be retained. The fourth floor will comprise a plant room.

## **Lift**

The passenger lift will be DDA compliant and will be provided to accommodate 8 to 10 persons. The lift is proposed to be a machine roomless traction lift with through-car having a pit which will be excavated inside the porters lodge room to a depth of 1300mm. the headroom at the top of the lift can be catered for within the overall height of the third floor and no requirement for a lift room above the existing roof covering is needed. The lift shaft will need to be formed within the Porters Lodge and the existing entrance to the room will be blocked up with sandstone. The opening to the lift on the ground floor will be formed in accordance with drawing shown in the attached schedule. At the second and third floors the doors to the lift will be on opposite side of the lift and lead directly into a lobby. These openings will be formed through new walls. The whole of the lift will be installed within the lift shaft with the motor and controls located on the side of the lift. The lift will be created with minimum intervention into the main structure of the castle and is considered to comply with policies BE.2 (Design Standards) and BE.9 (Listed Buildings: Alterations and Extensions)

## **Other Internal Works**

The proposal also includes an enlarged opening to the reception, in order to maintain control of visitors entering/leaving the Castle it is proposed to widen the current opening from the Bailey Corridor into reception. A simple opening is proposed incorporating the existing door opening of approximately 900mm and enlarging to a width of 2.4m. A new 3m sandstone lintel is proposed to sit approximately 100mm below the existing suspended ceiling in the Bailey Corridor. For fire separation purposes the enlarged opening will have to be glazed.

However, English Heritage and the Conservation Officer have concerns regarding this new opening. 'It is considered that the wall to the corridor is plain and except for being part of the original layout of the building has no major significance in its own right. The original doorway is a historic feature and our view is that it would be to prefer to keep this doorway untouched' it is considered that this aspect of the proposal does not comply with policies BE.2 (Design Standards) and BE.9 (Listed Buildings: Alterations and Extensions). However, amended plans have been requested showing two new door openings with the same design as the existing aperture to be located further down the corridor. This will enable the corridor to be read as a corridor and the original door way retained.

## **Internal Courtyard**

The existing sandstone paving slabs are to be carefully removed and the drainage for rainwater and foul drainage checked, repaired and made good. The surface under the paving slabs is to be repaired with consolidated hardcore and sand blinding and the sandstone slabs reinstated on a bed of mortar with open joints which are to be filled with sand fill. Existing details to the paved area will be retained and the paved area would be leveled and used in conjunction with the informal dining at the Bistro. An

opportunity will be taken to replace the modern cover to the existing manhole cover within the courtyard with a recessed cover taking a sandstone slab to blend in with the surrounding sandstone. A new soil pipe and vent pipe will be provided in the courtyard serving the second and third floor bedrooms and this will be located in the corner adjacent to the main square rainwater pipe. The soil and vent pipe will be of black cast iron (and will be conditioned accordingly) and will lead to a new underground drain leading to the existing manhole. Remaining foul drainage serving the new bedrooms will be internal to the Castle, located in ducts or within service rooms including the Porters Lodge. A suspended ceiling at ground floor over the treatment rooms will be provided to create a void for the drainage to pass to ground level and out to the existing foul drainage run through the walls at the rear of the castle.

### **Amenity**

This issue cannot be taken into consideration in an application for listed building consent.

## **10. CONCLUSIONS AND REASON(S) FOR THE DECISION**

The proposed development would sympathetically respect the traditional character of this Grade I listed building and would not be harmful to the character and appearance of the surrounding open countryside or the ASCV. The proposal therefore complies with NE.2 (Open Countryside), NE.3 (Areas of Special County Value), BE.2 (Design Standards) and BE.9 (Listed Buildings: Alterations and Extensions) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and advice advocated within PPG 15: Planning and the Historic Environment.

As the application seeks works to a Grade 1 Listed Building any approval will need to be referred to the Government Office for the North West.

### **Approve**

- 1. Standard**
- 2. Plans**
- 3. Materials**
- 4. Conservation style roof lights**
- 5. Drainage**
- 6. Materials**
- 7. Mortar mix**
- 8. Hinges to proposed stair glazed screen painted black**
- 9. Stainless steel patches to proposed stair glazed screen**
- 10. Metal frame to rooflights to be painted black**
- 11. Submit colour of doors to lift**
- 12. Finished colour of internal/external doors and any staining**
- 13. Door hinges painted black**
- 14. Stone steps in Bistro to be retained**
- 15. Method Statement to show how the existing fireplaces and their grates are to be restored and retained**
- 16. All air vents and grills should be painted black**
- 17. All external windows to be single glazed**

- 18. Cleaning Mechanism of stonework to be submitted**
- 19. Details of approach to blown sandstone**
- 20. All plaster to be lime based**
- 21. Retain existing oven ranges in Bistro**
- 22. Restore/replace windows and their openings like for like**
- 23. Submit details of addressing the lack of DPM**
- 24. Details of dealing with rotten timber to include the room to be left vacant for the bats**
- 25. Describe and illustrate all replacement doors/windows**
- 26. Conservation style radiators**
- 27. To be constructed in accordance with the structural engineers report**
- 28. Rainwater goods to be cast iron and painted black**
- 29. Existing staircase in the Bistro to be retained**
- 30. Manifestation details**

# Location Plan: Cheshire East Council Licence No. 10049045

