

Planning Reference No:	10/1912N
Application Address:	Audlem Country Home, School Lane, Audlem
Proposal:	Extension in Time Limit for P05/0710 Relating to Extensions and Alterations to Existing Care Home to Provide Self Contained Accommodation for the Elderly.
Applicant:	Keenrick Nursing Homes
Application Type:	Extension in time for listed building consent
Grid Reference:	366090 343572
Ward:	Cholmondeley
Earliest Determination Date:	7 th July 2010
Expiry Dated:	26 rd August 2010
Date of Officer's Site Visit:	8 th July 2010
Date Report Prepared:	8 th July 2010
Constraints:	Wind Turbine consultation area

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

- Impact of the extensions on the character and appearance of the listed building.

1. REASON FOR REFERRAL

This application is to be determined by the Southern Committee because listed building consent is sought for 13 new-build dwelling units and the conversion of an existing building to an additional 9 units.

2. DESCRIPTION OF SITE AND CONTEXT

The site is an area of sloping grass / garden land within the curtilage of Audlem Nursing Home which fronts Vicarage Lane. The site is bounded on the southern and western sides by timber post and rail and trellis fencing with established hedging and trees. Breeze House, a small detached building which forms part of the existing accommodation, is located to the east and the existing home to the north. Audlem Nursing Home is based around the original Audlem Grammar School which has itself had many extensions at different times in its history. The land which is the subject of these extensions was at one time covered in buildings. The site is clearly seen from the public footpaths to the south but the trees and hedges around the site screen views into the site for much of the summer when seen from Vicarage Lane, when close to the site.

The nursing home is a Grade II* listed building constructed in brick with a slate roof, the earlier part having been built in 1655 with the Headmaster's House added in 1770. Later nineteenth and twentieth century additions are also present. The modern extension to the main building is single storey and Breeze House, adjacent to the site

entrance, is one and a half storey. The site is also within the Audlem Conservation Area and within the settlement boundary for Audlem.

3. DETAILS OF PROPOSAL

This is an application for an extension in time to the Listed Building consent granted under reference P05/0710. In considering the application the Authority should consider whether there have any material changes in circumstance since the original permission was issued, which would justify a different decision on the application.

The 2005 planning permission granted consent for one and a half and two storey extensions with one area, where the lift is accommodated rising to three storeys. The development seeks approval for a total of 22 new units some of which would be accommodated in the existing single storey extension on the west of the nursing home. A total of 20 car parking spaces would be provided to serve the home as a whole. This provides an increase of 8 new spaces for the new development.

The development would be divided into small units, broken by gables with some elements set forward of others. The design includes dormer windows, balconies, bays and a galleried walkway at first floor level on the rear. This would overlook a garden area surrounded on all sides by built development. A lounge extension is also proposed to the existing single storey accommodation.

The application is submitted with application 10/1551N also reported on this agenda.

4. RELEVANT HISTORY

P05/0007 Extensions and Alterations to existing care home to provide self contained accommodation for the elderly. Approved 3rd May 2005

P05/0710 LBC for extensions and alteration to existing care home for self contained accommodation for the elderly. Approved 9th September 2005

P01/0543 Extension and detached building to provide additional accommodation. Approved 17th July 2001.

P01/0533 LBC for extension and detached building to provide additional accommodation. Approved 3rd August 2001

P98/0065 LBC for extensions to provide staff room, day room and three bedrooms. Approved 9th July 1998.

P98/0064 Extensions to provide staff room, day room and three bedrooms. Approved 10th June 1998.

P97/0982 LBC for single storey extension. Withdrawn.

7/15784 LBC for single storey extension. Approved 14th October 1988.

7/15783 Single storey extension. Approved 4th August 1988.

7/15246 Extension to nursing home. Refused 9th June 1988.

7/15247 LBC for a 22 bedroom extension to nursing home. Refused 9th June 1988

7/12212 LBC for 2 bed extension to nursing home. Approved 1st August 1985.

7/12212 Two bed extension to nursing home. Approved 1st August 1985

7/11196 Conversion to a 24 bed residential home for elderly. Approved 19th July 1984.

7/11197 Conversion to a 24 bed residential home for elderly. Approved 13th August 1984.

5. POLICIES

The development plan for this area is the Borough of Crewe and Nantwich Replacement Local Plan 2011.

Local Plan Policy

BE.7 (Conservation Areas)

BE.9 (Listed Buildings: Alterations and Extensions)

BE.16 (Development and Archaeology)

Other Material Considerations

PPS5: Planning for the Historic Environment.

6. CONSULTATIONS

English Heritage: The application should be determined in accordance with local and national policy guidance and in consultation with the local conservation officer.

Conservation Officer: Given that this is an application for an extension in time the proposal raises no new issues. Conditions of the original consent should be repeated.

Archaeology: PPS:5 Planning for the Historic Environment has replaced PPG16 and the wording for the reason for the archaeological condition can be revised to accommodate the wording of the up to date policy.

Audlem and District Amenity Society: Re-iterate comments from 2005 namely:-

- Regret the loss of the green space which is an amenity for existing residents
- Access will be a big problem during construction
- Additional visitors' cars will add to congestion in the lane.

Ancient Monuments Society: No response at the time of writing this report.

Georgian Society: No response at the time of writing this report.

7. AUDLEM PARISH COUNCIL

Do not propose to make a representation.

8. OTHER REPRESENTATIONS:

None relevant to the listed building application.

9. APPLICANT'S SUPPORTING INFORMATION:

A Design and Access Statement was submitted with the original application and is resubmitted with this application.

Design and Access Statement (R W Woodward dated 2005)

The Design and Access Statement can be summarised as follows:-

- The 1989 extension now falls short of the standards required for care homes. All bedrooms must have a minimum of 12 sq m in area and have en-suite facilities. To accommodate this in the existing buildings would reduce the number of bedrooms from 39 to 26. However, the home cannot operate with the related reduction in income. It is therefore essential to add facilities to provide additional income to make the business viable;
- The alternative would be closure and loss of jobs with upheaval of the present residents, many of whom are frail;
- It has therefore been decided to improve the standards and adopt the new “care homes” approach.
- Government advice indicates that 60 bedrooms are generally required for units to be viable. However it is considered that by offering a variety of styles of accommodation in an “assisted care” situation, viability can be achieved with 45 units;
- Cottage-style semi-independent living units are proposed which will create a “village feel”, providing close-knit accommodation but retaining an element of watching at a discreet distance for those who may need this;
- The gables, dormers, varied ridge heights, narrow spaces, and irregular building forms are deliberately intended to suggest a village character;
- The Headmaster’s House hides a large proportion of the original school building right up to roof level and Victorian additions have largely obscured the views of the north west elevation up to first floor level. Twentieth century additions hide the building even more;
- When the building was acquired by the owners many unattractive modern school buildings were removed and the roof rebuilt. The present lawns resulted from the demolition of the surplus buildings;
- Previous consent prior to acquisition by the present owner allowed for building over the whole site and other extensions have been permitted for the nursing home, some of which have not yet been implemented;
- The site has evolved organically throughout its history and many additions were added to the school but it is considered that of all the extensions which have been added over time the Headmaster’s House was the most damaging;
- The property is located to the south east of Audlem Church conveniently close to the shops and village services for elderly persons.
- Many local residents are not aware of the home and this is considered to be due to the manner in which the existing buildings cluster around the 1655 school building so that only fleeting glimpses of it are seen;
- The exception to this is the view from public footpaths to the south east. This view will not be obscured by the proposed extensions;
- Breeze House on the southern site frontage to Vicarage Lane was constructed to a design using materials approved by the local planning authority and this will form the pattern for the proposed extension;
- In order to mitigate the effects of the new development on the original building when approaching from the south west and Vicarage Lane, it is proposed to provide an archway at the foot of a tower on the south western side of the development. A second view will be encountered between the proposed development and Breeze House. A further view will be afforded up the existing drive. This will create a series of snapshots of the older buildings rather than the gradual emergence of views which exist at present. However, there will be no view of the new development, say from the

Stafford Street or Audlem Church, because the proposed development is of much lower height than the original buildings.

10. OFFICER APPRAISAL

Principle of Development

The site is located within the settlement boundary for Audlem in the Borough of Crewe and Nantwich Replacement Local Plan where new residential accommodation is acceptable in principle. The principle building on the site is a Grade II* Listed Building. As such, Policy BE.9 of the Replacement Local Plan applies. In summary, this policy seeks to ensure that extensions and alterations respect the scale, materials, colour, detailing and features of the listed building concerned and do not detract from its character, appearance and setting, especially with regard to gardens, landscaping and impact on the street scene.

PPS5: Planning for the Historic Environment has replaced the former PPG15. However the principles of the need to preserve and enhance the character, appearance and setting of the listed building are still maintained.

Impact on the character and appearance of the listed building.

The design of the building is based on that of Breeze House which was constructed in the 1990s. The bulk and mass of the building would be reduced by stepping the building height down in line with the fall of the land, setting some elements back and others forward, the use of gables, balconies and dormer windows. The proposed building would be located fairly well forward to reflect the general pattern of development in the area and the small size of built elements would reflect the smaller buildings in the conservation area. The proposed materials for the external finishes are brick and tile appropriate for the conservation area.

At the officer site inspection for the current application, it was noted the hedgerow and trees around the site boundary have matured since the original application was submitted in 2005. The views of the original listed building, the grammar school, were less visible through the hedging in summer as a result. It is likely therefore that the boundary vegetation would need to be removed to allow construction of the units. This would include two established trees. The original application form submitted in 2005 noted that trees and planting along the site boundary would be removed and the area replanted. There are therefore no objections to this work.

Also one tree close to the north side of Breeze House, within the grounds of the nursing home, has matured limiting views of the grammar school building from the public rights of way in the fields to the south.

The original application was subject to amendments particularly to allow enhanced views of the original school building and to remove elements which detracted from the setting of the listed building and appearance of the conservation area. It is considered that the design which was accepted in 2005 is still acceptable in this location and will preserve the character and appearance of the listed building.

11. CONCLUSIONS

There have been no material changes in circumstance which would warrant a different decision on this application since the previous application was determined. The development would be an appropriate design, to preserve the character and appearance of the Grade II* Listed Building and comply with policy BE.9 of the Borough of Crewe and Nantwich Replacement Local Plan 2011 in relation to extensions and alterations to Listed Buildings. Since English Heritage have not raised objections it is not necessary for the application to be referred to the Secretary of State before issuing a decision.

12. RECOMMENDATION

Approve with conditions

- 1. Commencement within 3 years**
- 2. Plans as per P05/0710**
- 3. Samples of materials to be submitted, approved and used in the construction of the building.**
- 4. Detailed schedule of works and drawings together with a materials schedule for windows, doors, brickwork, stone work, plaster, roof materials, rain water goods, to be submitted approved and implemented.**
- 5. Details of surfacing materials to be submitted, approved and implemented.**
- 6. Details of appearance of balconies and galleries to be submitted, approved and implemented.**
- 7. Details of boundary treatment to be submitted, approved and implemented.**
- 8. Landscaping scheme together with any trees/hedges to be retained and measures for their protection to be submitted and approved.**
- 9. Implementation and maintenance of landscaping and tree protection measures.**
- 10. Details of appearance ramps including guides, rails and finishes to be submitted, approved and implemented.**

LOCATION PLAN: Location Plan: Cheshire East Council Licence No. 100049045

