

Application No: 25/0303/LBC
Application Type: Listed Building Consent
Location: Bevan House, Barony Court, Nantwich, Cheshire, Nantwich, CW5 5RD
Proposal: Listed Building consent for the Conversion of offices to residential apartments, consequent internal alterations, cycle and bin storage provision, parking, amenity and access arrangements.
Applicant: Andy Mines Greenhouse Property Management Ltd,
Expiry Date: 27 February 2025

Summary

The Councils Built Heritage Officer is of the view that the proposal would result in less than substantial harm, at the moderate end of the spectrum, due to the removal of internal features/fabric of the Grade II Listed Bevan House. Whilst the Georgian Group have advised that they have no objection following the submission of amended plans.

The proposal would result in the creation of 31 net additional dwelling which would go some way to help the Council achieve its 5-year housing land supply target.

The proposed development will have indirect economic benefits including additional trade for local shops and businesses, jobs in construction and economic benefits to the construction industry supply chain.

The proposal would result in the re-use of previously developed land and existing heritage asset in a locationally sustainable location.

The public benefits are considered to outweigh the less than substantial harm and there are no material considerations in this case that indicate that Listed Building Consent should be refused.

Recommendation

Approve with conditions

1. REASON FOR REFERRAL

This application for Listed Building Consent accompanies Planning Application 24/5227/FUL.

2. DESCRIPTION OF SITE AND CONTEXT

- 2.1. The application site extends to approximately 0.5 hectares located off Barony Court, Nantwich. The site houses two buildings, known as Bevan House and John Snow House, both of which are currently vacant and were last used by the NHS as administrative offices.

- 2.2. The application site is located within a mixed use, primarily comprising of residential units (including care home) to the north, west and south. Commercial units including offices and day nursery are located to the east and southeast.
- 2.3. The site is bound to the north by the Crewe and Nantwich Borough Council (Barony Meadows, Nantwich) Tree Preservation Order 1995. In addition, the central courtyard is covered by the Crewe and Nantwich Borough Council (Barony Hospital and All Saints Cemetery, Nantwich) Tree Preservation Order 1974.
- 2.4. The larger three storey buildings known as Bevan House is a Grade II listed building (Nantwich Institution, The Barony).

Official List Entry

1. 1425 Nantwich Institution, The Barony SJ 65 SE 2/70

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2. The old Workhouse building erected 1780 and now surrounded by many other C19 and C20 buildings. Symmetrical front, 3 storeys, brick with tiled roof, hipped at ends. 7 casement windows, generally restored and without glazing bars. Slight central projection with pediment containing clock-face; central entrance to ground storey with glazed porch. Dentilled brick eaves; modern stacks. Interior much altered.

- 2.5. The smaller two-storey building known as John Snow House is not listed in its own right but is considered to be within the curtilage of Bevan House.
- 2.6. The site is located within the Settlement Boundary of Nantwich as per the Local Plan.

3. DESCRIPTION OF PROPSAL

- 3.1. The application seeks Listed Building consent for the conversion of offices to residential apartments, consequential internal alterations, cycle and bin storage provision, parking, amenity and access arrangements.
- 3.2. The application proposes a total of 31 one-bedroom residential apartments.
- 3.3. It is noted that amended plans for Bevan House were received during to the course of the application, which included internal alterations and clarification regarding the proposed internal works to the listed building fabric following feedback from Consultees.
- 3.4. This application for Listed Building Consent is accompanied by a separate Full Planning application ref: 24/5227/FUL.

4. RELEVANT PLANNING HISTORY

24/5227/FUL - Conversion of offices to residential apartments, consequent internal alterations, cycle and bin storage provision, parking, amenity and access arrangements.
Not decided at the time of writing

17/5640N - Listed Building Consent for proposed internal remodelling works and external refurbishments works to property.
Approved With Conditions / 10-01-2018

16/1061N - Listed building consent for Bevan House - new external ramp and handrail to rear car park

Approved With Conditions / 25-04-2016

15/5209N - Listed building consent for existing window to later flat roof extension removed and replaced with fire exit door to satisfy Building Regulations requirement for outward opening exit. Associated new steps, ramp and handrail to allow accessible egress. Additional work to application 15/1121N

Approved With Conditions / 07-01-2016

15/4762N - Non Material Amendment to Approval 15/1121N - Existing window to later flat roof extension removed and replaced with fire exit door. Associated new steps, ramp and handrail to allow accessible egress.

Refused / 10-11-2015

15/1121N - Listed Building Consent for proposed flat roof renewal, alterations to existing courtyard infill and associated works

Approved With Conditions / 04-06-2015

14/1775N - The refurbishment of the existing flat roof, which is a later 20th century extension to the existing building.

Approved With Conditions / 20-05-2014

13/5240N - Replacement of 29No. windows and 7No. external doors and door frames

Approved With Conditions / 06-02-2014

13/5125N - Listed Building Consent to replace 12 no roof lights with conservation roof lights

Approved With Conditions / 10-01-2014

13/0750N - Listed Building Consent for internal installation of a demountable pre-fabricated platform lift to provide access for ambulant and wheelchair users to the upper floors of the building.

Approved With Conditions / 15-04-2013

13/0244N - To refurbish and replace external roof finishes.

Approved With Conditions / 15-03-2013

P93/1036 - LBC for roofing over store. "Block B".

Approved / 31-01-1994

P91/0291 - LBC for erection of plant room and demolition for curtilage buildings.

Approved With Conditions / 11-02-1992

P91/0290 - Formation of car parking areas and erection of plant room.

Approved With Conditions / 06-02-1992

7/12264 - Development & consultation by Gov. Department Circ/8/84. Renovations to windows and roof at 'B' Block (L.B.C.).

Approved / 02-08-1985

5. NATIONAL PLANNING POLICY

5.1. The National Planning Policy Framework (NPPF) was first published by the Government in March 2012 and has since been through several revisions. It sets out the planning policies for England and how these should be applied in the determination of planning applications and

the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF is a material consideration which should be taken into account for the purposes of decision making.

6. DEVELOPMENT PLAN POLICY

6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions on planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Cheshire East Local Plan Strategy (2010 – 2030) was adopted in July 2017. The Site Allocations and Development Policies Documents was adopted in December 2022. The policies of the Development Plan relevant to this application are set out below, including relevant Neighbourhood Plan policies where applicable to the application site.

6.2. Relevant policies of the Cheshire East Local Plan Strategy (CELPS) and Cheshire East Site Allocations and Development Plan Policies Document (SADPD)

1. SADPD Policy HER 1: Heritage assets
2. SADPD Policy HER 4: Listed buildings
3. CELPS Policy SE 7: The historic environment

6.3. Neighbourhood Plan

There is no Neighbourhood Plan for Nantwich.

7. Relevant supplementary planning documents or guidance

7.1. Supplementary Planning Documents and Guidance do not form part of the Development Plan but may be a material consideration in decision making. The following documents are considered relevant to this application:

- Cheshire East Design Guide SPD

8. CONSULTATIONS (External to Planning)

8.1. **Cadent Gas Ltd:** No comments received at the time of writing.

8.2. **United Utilities:** No comments received at the time of writing.

8.3. **Flood Risk Manager (LLFA):** No comment.

8.4. **Environmental Health:** No comments received at the time of writing, comment provided in relation to 24/5227/FUL

8.5. **Cheshire East Highways:** No comments received at the time of writing, comment provided in relation to 24/5227/FUL

8.6. **Historic Buildings & Places:** No comments received at the time of writing.

8.7. **The Georgian Group:** Following the submission of amended plans The Georgian Group have no objection.

8.8. **Nantwich Town Council:** No objection.

9. REPRESENTATIONS

9.1. No other representations received at the time of writing.

10. OFFICER APPRAISAL

Principle of the development

10.1. The site lies within the Nantwich Settlement Boundary and is a Grade II Listed Building. The principle of the proposed works is acceptable subject to the consideration of the impact upon the Grade II Listed Building.

Design and Impact upon the Grade II Listed Building

10.2. The Planning (Listed Buildings and Conservation Areas) Act 1990 states at Section 16(2) that *'in considering whether to grant listed building consent for any works the local planning authority or 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'*.

10.3. CELPS policy SE7 states that all new development should seek to avoid harm to heritage assets. It states that where development would cause harm to, or loss of, a designated heritage asset and its significance, including its setting, clear and convincing justification will be required as to why that harm is considered acceptable. Where that case cannot be demonstrated, it states that proposals will not be supported. It also requires a consideration of the level of harm in relation to the public benefits that may be gained by the proposal.

10.4. SAPDP HER4 states that 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. The council will normally support proposals for the change of use or conversion of a listed building where the use secured is consistent with the preservation of its heritage significance.

10.5. The proposals include a number of internal works to the existing Grade II listed Bevan House, however as noted there would be no external alterations to John Snow House as to impact the setting of the adjacent Grade II listed building.

10.6. The Council's Heritage officer has been consulted in addition to the Georgian Group. In response to concerns raised during the course of the application amended plans were received. The amended plans sought to retain more of the internal plan form and to preserve the majority of the identified historic features.

10.7. Following the submission of amended plans initial concerns from the Georgian Group were withdrawn.

10.8. The Council's Heritage officer initially identified a high level of significance associated with the building's internal layout and features. However, following a site visit, additional assessment of the historical features by the applicant and consulting with the Georgian Group this position was revised. It is now considered that much of the internal fabric (walls, fixtures, and fittings) is of a more modern character than previously understood.

10.9. The Council's Heritage officer notes that the amended plans provide an improvement to the original submission; however, it is considered that the scheme still involves a significant level of internal alteration, including the removal of potentially historic fabric.

- 10.10. The concerns relating to historic fabric involve the level of retention and removal of sections of door and window architraves, ceiling beams, cornice's dado rails, and doors as indicated on the proposed plans.
- 10.11. The Council's Heritage officer considered the proposals to constitute less than substantial harm at the moderate end of the spectrum. In accordance with paragraph 215 of the NPPF, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 10.12. In this instance it is considered that a number of public benefits exists in the form of new open market housing and securing a long-term viable use for a vacant listed building at risk.
- 10.13. With regard to the economic role, the proposed development will help to provide new housing with indirect economic benefits including additional trade for local shops and businesses, jobs in construction and economic benefits to the construction industry supply chain.
- 10.14. Taking the above into account, it is considered that the public benefits outweigh the less than substantial harm (moderate) caused to Bevan House. As such the proposal complies with Policies SE7, HER4 and the NPPF.

Ecology

Bats

- 10.15. The application is supported by a Bat Scoping Survey Report. The report concludes that Bevan House and John Snow House have negligible potential to support roosting bats. As such bats should not present a constraint on the proposed development and no further surveys regarding bats are considered necessary.

11. PLANNING BALANCE/CONCLUSION

- 11.1. The Council's Built Heritage Officer is of the view that the proposal would result in less than substantial harm, at the moderate end of the spectrum, due to the removal of internal features/fabric of the Grade II Listed Bevan House. Whilst the Georgian Group have advised that they have no objection following the submission of amended plans.
- 11.2. The proposal would result in the creation of 31 net additional dwelling which would go some way to help the Council achieve its 5-year housing land supply target.
- 11.3. The proposed development will have indirect economic benefits including additional trade for local shops and businesses, jobs in construction and economic benefits to the construction industry supply chain.
- 11.4. The proposal would result in the re-use of previously developed land and existing heritage asset in a locationally sustainable location.
- 11.5. The public benefits are considered to outweigh the less than substantial harm and there are no material considerations in this case that indicate that Listed Building Consent should be refused.

12. RECOMMENDATION

APPROVE subject to the following conditions:

- 1. 3 year time limit (LBC)**
- 2. Development in accordance with the approved plans**
- 3. Materials as Submitted**
- 4. Level 4 recording survey**
- 5. Method statement detailing all demolition works, bricking up of doorways and walls and installation of lintels**
- 6. Section drawings and material specifications for all new and existing internal wall, floor, and ceiling treatments**
- 7. Details of all fireproofing measures**
- 8. Joinery details**
- 9. Retention of Heritage Elements**
- 10. Protection of retained historic fabric**

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chair of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

