

Application No: 10/3214M

Location: BUTLEY HALL, SCOTT ROAD, PRESTBURY, SK10 4DN

Proposal: REFURBISHMENT, CONVERSION AND EXTENSION OF BUTLEY HALL TO PROVIDE SEVEN APARTMENTS: THIS WORK INCLUDES PARTIAL DEMOLITION OF LATER PARTS OF THE LISTED BUILDING. CONSTRUCTION OF THREE NEW THREE STOREY TOWNHOUSES TO THE REAR OF BUTLEY HALL. EXTERNAL WORKS TO CREATE NEW RAMPED ACCESS DRIVE TO NEW CAR PARKING AREA BETWEEN BUTLEY HALL AND THE NEW TOWNHOUSES TOGETHER WITH CONSTRUCTION OF TEN GARAGE SPACES AND A BIN STORAGE ROOM BUILT BELOW THE EXISTING GARDEN LEVEL AT THE REAR OF THE EXISTING BUILDING. CREATION OF A FOOTPATH LINK FROM THE SITE TO SPRINGFIELDS. SOFT LANDSCAPING TO THE REMAINING AREAS OF THE SITE.

Applicant: MR & MRS LOCK AND PH PROPERTY HOLDINGS

Expiry Date: 09-Dec-2010

Date Report Prepared: 25 May 2011

SUMMARY RECOMMENDATION:

Approve with conditions

MAIN ISSUES:

- Impact on the Listed Building.
- Whether there has been any change in circumstances since the approval of planning application Nos. 08/2762P.

REASON FOR REPORT

The proposal is a major development as defined by The Town and Country Planning (Development Management Procedure) Order 2010. Under the constitution such applications are required to be considered by the committee.

DESCRIPTION OF SITE AND CONTEXT

Butley Hall is a Grade II Listed Building and is situated within a predominantly residential area within the Village of Prestbury. Prestbury Conservation Area abuts the south western corner of the site.

Part of the site is flat where the Hall is positioned. Beyond the Hall the site slopes relatively steeply in a north east to south west direction towards Springfields which forms part of the western boundary.

The Hall was originally used as a single dwelling until it was converted into seven flats in the 1970s. The building itself has a total floor area of approximately 865 square metres over three floors and is currently vacant and in a relatively poor state of repair.

The existing driveway is accessed via a boulevard off Scott Road to the east of the site which is shared between the 5 other neighbouring properties.

There is an existing detached double garage to the south of the Hall and adjacent to the southern boundary.

The grounds of the property are overgrown with a concrete area to the north of the building previously used for car parking is now derelict in appearance.

DETAILS OF PROPOSAL

This application proposes both part demolition and extensions to the original Hall to provide 7 No. apartments together with the erection of 3 No. three-storey mews houses which will have a total floor area of approximately 546 square metres within a courtyard to the rear of the Hall.

The applicant has confirmed the development of the mews houses are required in order to create a viable scheme, although no figures have been submitted to justify this, and they have not submitted an “Enabling Development” argument.

The demolition involves a three storey rear extension extending west beyond the original building to the north, an attached single storey garage extension to the south of the original building and the detached double garage adjacent to the southern boundary. The demolition of the garage will facilitate a replacement double garage which will be integrated into the new three storey extension proposed to the south of the Hall.

The proposal for the conversion of the Hall includes the demolition of 154 square metres over the three storeys and the proposed extensions will add 835 square metres giving a net floor space gain of 681 square metres. There are two extensions proposed to the north and south of the Hall, of a traditional design, which will give the Hall a symmetrical appearance and maintain its height.

The proposed demolitions remove only the later additions to the original Hall which the applicant has confirmed are in poor quality. The removal of these additions is considered to be the only viable option in order to allow for proper internal arrangements.

Vehicular access to both the 7 No. apartments and 3 No. mews houses will be via a driveway to the front of the Hall which passes underneath the proposed extension to the north of the Hall. This passageway will provide access to a private courtyard car park to the rear of the Hall. 10 No. garages for the accommodation within the extended Hall are proposed to be provided mainly below the resident's balcony areas. 6 No. additional car parking spaces will

be provided on the western side of the courtyard with dedicated car parking for the 3 No. townhouses immediately in front of them. The applicant has designed the car parking spaces larger than the local standard in order to incorporate landscaping features.

Pedestrian access to Prestbury Village to the south east of the site will be provided via a path leading from the parking courtyard down to Springfields. The paths construction will use a combination of level gravel paths and steps with grit stone risers.

Access to the Hall is retained off the existing driveway to the front of the Hall and also via steps off the rear courtyard.

Due to the topography of the site, in order to achieve the proposed levels and car parking facilities, retaining walls will be required. Climbers are proposed to be planted at the base of these walls.

The existing detached double garage will be demolished and replaced with a new double garage integrated into the extension to the north west, for use by the occupier of Butley Hall Green. The overall size of the garage door openings are intended to be of similar size to the vehicle access way through the proposed extension.

The new extensions will be of traditional design, to blend in with the existing architectural features of the Hall. The front and west elevations (those most visible from public vantage points) will be fabricated in natural stone with matching string courses, window heads/cills and cornice detailing. The rear and east side elevations would be rendered, to tie together the various architectural styles found on these elevations.

The extensions are to be set back from the original building frontage by 2.5 metres, to give them subservient appearance. The extensions will be proud of the existing rear walls. Fenestration detail has been designed in an attempt to respect and acknowledge the size and pattern of the existing openings.

The proposed new mews houses have been designed in a Georgian style to compliment the Hall, using a similar palette of materials including rendered walls, slate roof tiles and painted timber joinery.

The scale of the mews houses are considerably smaller than the Hall. The block measures 25 metres in width, and 10.4 metres in depth. There is a distance of 16.9 metres between the rear of the Hall and the front of the dwellings. The dwellings are three storey, however, due to the topography of the site and ground levels, the dwellings will be set at basement level to the Hall itself. In effect, this means that only the first and second floor (contained within the mansard roof) will be visible from the adjoining properties. The properties measure 6.5 metres above existing ground level, or 8.6 metres from the proposed ground level, following excavation works to flatten the sloping site. This is demonstrated on the sectional drawings submitted with the application.

RELEVANT HISTORY

08/2672P – Restoration and extension of Hall to provide 12no. apartments, creation of basement car parking, new access and landscaping. Approved - 23/3/2009. (Modern design, extant consent).

08/2762P – Listed Building Consent. Restoration and extension of Hall to provide 12no. apartments, creation of basement car parking, new access and landscaping. Approved - 23/3/2009.

08/0003T – Prune Beech Tree. Consent for works 28/1/2008.

20671P – Conversion of garage into a study and proposed new garage. Approve 19/12/1979.

POLICIES

Regional Spatial Strategy

DP1 Spatial Principles.

DP7 Promoting Environmental Quality.

Local Plan Policy

Macclesfield Borough Council Local Plan Policies:

- BE1 – Design
- BE2 – Historic Fabric
- BE3 – Conservation Areas
- BE15 - Listed Buildings
- BE16 – Setting of Listed Buildings
- BE17- Preservation of Listed Buildings
- BE18 - Design Criteria of Listed Buildings

OTHER MATERIAL CONSIDERATIONS.

PPS1 Delivering Sustainable Development.

PPS5 Planning for the Historic Environment.

CONSULTATIONS

Fourteen representations have been received, 8 in respect of the original proposals and a further 6 in respect of the revised proposals. The majority of the letters also refer to application 10/3175M, for full planning permission.

The following comments are considered relevant to this application for Listed Building Consent:

- Of “special regard to the desirability of preserving building or its setting..” (Section 66 Planning (Listed Buildings and Conservation Areas) Act 1990) current scheme should not be approved
- Adverse impact on Listed Building, due to loss of garden area and woodland

- Front façade of listed building will be elongated by addition of two proposed side extension which will add to congestion and adverse impact of the Hall.
- The extensions within the 2009 scheme were considered proportionate. The two extensions proposed have both a different mass and scale and will not be proportionate.
- The scale overwhelms the original building and it is considered the side extensions of such massive scale will detract from the features of original architecture.
- Three townhouses also inappropriate together with the extensions to the Hall which all will subsume the original building.
- Majority of the buildings on site will be new and this will unbalance the special architectural and historic interest the Hall possesses.
- BE18 states “extensions must respect the character and scale of the original building and not be allowed to dominate it.” The development proposed is in direct contravention of this policy as both the extensions and the townhouses will dominate and detract from the original building.
- Proposal doubles the size of the Hall
- There is a 90% increase in frontage length increased from 23.5 metres (actually 30.3m) original to 44.4 metres (actual 42.6m) proposed. Compared with 37.8 metres frontage on the 2008 application.
- Cannot agree there is any public benefit that would outweigh any impact on the historic fabric, character and appearance of the Hall.
- Policy HE10 of PPS5 requires a Local Planning Authority to assess the balance of public benefit against any harm to the heritage to the heritage asset.
- There has been no viability argument put forward by the applicant to demonstrate the development is justified.

Conservation Officer

The Conservation Officer raises no objection to the scale and design of the proposed extensions or mews houses, and advises that the proposal complies with Planning Policy Statement 5 (Planning and the Historic Environment) which promotes the reuse of existing heritage assets to mitigate the effects on climate change. It is considered that the additions and alterations proposed will give this building new life and secure its future well into this century.

Cheshire County Council Archaeologist

Cheshire County Council's Archaeologist raises no objection to the proposal, subject to a condition requiring a programme of archaeological work to be carried out in accordance with a written scheme of investigation.

English Heritage

Do not wish to offer any comments on this occasion.

Prestbury Amenity Society

1/ Consider the proposal is an overdevelopment of the site and suggest the extensions at both ends of the Hall are reduced in length.

2/ Chimney stacks are added to the townhouses.

3/ All trees with TPO's are retained

Prestbury Parish Council

The Committee feel that this application is an improvement on the previous application. It does not comply with BE18.

APPLICANTS SUBMISSION

The following documents have been submitted in support of the application, which are available to view on the planning file, and online:

- Design and Access Statement
- Planning Justification Statement (Updated to reflect revised plans)
- Heritage Statement.

KEY ISSUES

This application seeks Listed Building Consent for the restoration and extension of Butley Hall to provide 7 No. apartments, which includes partial demolition of certain parts of the Hall and the construction of 3no. three storey mews houses to the rear of the Hall with associated landscaping, accessways and car parking.

Butley Hall is within a group of 5 dwellings, all accessed off Scott Road. Although the Hall is now vacant, the Hall was previously converted to 7no. two & three bedroom apartments.

It is considered the key issues to be considered are:

- The impact on the setting of the grade II Listed Hall.
- The scale and design of the extensions proposed.
- The impact the mews houses will have on the setting of the Listed Building

Principle of Development

The principle of extensions to the Hall has already be accepted in 2009, when Full Planning Permission and Listed Building Consent were granted for three storey side extensions either side of the Hall, with split level wings to the rear, to increase the number of apartments from 7 No. to 12 No. with underground car parking to the rear, and vehicular access taken off Springfields. It was a very ambitious scheme, which proved technically challenging, due to the large volume of excavation required, which potentially could destabilise the listed building. For these reasons, the applicant has sought to re-design the proposals.

The 2009 approval was of a contemporary design (which drew distinct differences between the old and new parts of the building), which is in contrast to the more traditional approach sought in this proposal.

The current development seeks to retain 7 No. apartments within the Hall, albeit with larger proportions, and create 3 No. mews houses to the rear of the Hall, behind a shared courtyard.

Design

The proposed extensions have been designed to mimic the original symmetry of the Hall; similarly, the three mews houses to the rear have been designed in a Georgian style to reflect the architectural style of the Hall.

Whilst the 2009 approval may be difficult to implement, it remains an extant consent, and therefore serious consideration must be given to the scale and bulk of development approved. Unlike the 2009 approval, the current proposal does not seek to extend the Hall to the rear, which results in an overall reduction in floor space, however, the side extensions are substantial. They seek to increase the width of the Hall from 30 metres to 44.6 metres; (the 2009 secured an increase in width to 37.8 metres). The current proposal would increase the width of the Hall 6.8 metres more than the 2009 approval.

The distinct difference between the current proposals and those approved in 2009 is that the existing double garage located to the left of the Hall is to be demolished, and then incorporated into the ground floor of the three storey side extension to the Hall, for exclusive use by the occupiers of Butley Hall Green.

Both end extensions are to be set back 2.5 metres from the front façade, making them appear subservient to the Hall, to respect its historic integrity. As a result, this will mean that the whole building will only be visible from certain vantage points directly opposite the Hall, rather than from the only approach to it, from Scott Road.

Due to concerns raised by the Case Officer in respect of residential amenity issues, the mews houses have been redesigned and repositioned 5 metres away from the southern boundary, as a result, the pedestrian footpath has been relocated from the northern to the southern boundary.

The mews houses have been designed to sit within the sloping ground levels (sloping from the site down towards Springfields). The roof of the mews houses has been changed to a mansard roof to reduce its scale and bulk.

Conservation considerations

Butley Hall is a grade II listed building (listed in 1967) and dates from the late C17, it has undergone some cosmetic change over its life with a new facade dated 1777 and with C19 addition to north and C20 alterations to flats.

Coursed squared buff sandstone rubble with ashlar dressings. Kerridge stone-slate roof, stone ridge and 5 brick chimneys. The main portion of original house has a 3-storey, 7-bay front (2:3:2). Central 3 bays step forward slightly under a triangular pediment.

The current proposal seeks to convert the main body of the Hall into 7 apartments and includes the building of 3 town houses to the rear of the main Hall together with 10 garages.

The proposal for the Hall seeks to alter the frontage by building up (in materials which will replicate the existing stonework) the existing mock single story front wing to the south. This would present a symmetrical frontage to the Hall in a 3:2:3:2:3 window configurations with a step frontage. In addition to the building up of this south wing this application also seeks to add to both the north and south ends of the Hall new builds in stone, both with a 3 window configuration, again with a step frontage, thus continuing the theme of symmetry and stepped bays.

These new extensions will be stepped back some 2.5m from the existing building line. This deep step will make them appear subservient to the Hall, and will minimise any appearance of an increased long frontage to the Hall, particularly when viewed from the main view of the property from the north.

The new wing to the North requires the demolition of a Victorian extension, itself having been heavily modified over the years and is of poor quality. It is considered that the loss of this element will not be detrimental to the restoration of the Hall. There is again an introduction of symmetry to this design as both these new extensions have ground floor openings for either garages or the movement of vehicles.

Internal works to the Hall will respect existing historic features in particular the Jacobean staircase, new additions such as a lift are positioned within the existing fabric of the building.

Whilst the extensions to the Hall are substantial, they will return the symmetry to the building. Due to the set back, they will appear subservient to the Hall, and will not detract from the historical integrity of the building.

In respect of the 3 No. mews houses to the rear of the Hall, they have been designed to sit within the sloping ground levels to reduce their impact on the setting of the Listed Building. During the life of this application, they have also been re-designed with mansard roofs, to reduce their height and general bulk. The buildings have been repositioned for amenity reasons, which results in them being positioned directly to the rear of the Hall. There is a distance of 16.9 metres between the rear of the Hall and the front of the dwellings.

The alterations to the design of the dwellings together with the landscaping scheme will not interfere with the setting of the Hall nor views from the nearby conservation area.

Whilst the Hall is currently weather proof it is starting to suffer from the severe winters of recent years, the additions and alterations proposed will give this building new life and secure its future well into this century.

Policy HE1 from PPS5 promotes the reuse of existing heritage assets to mitigate the effects on climate change; this proposal is in line with that objective as such is to be encouraged.

Policy HE6 from PPS5 sets out the requirements for information required for this proposal which affects the setting and significance of this building. The information supplied in the design and access statement satisfies this requirement. This design and access statement also satisfies policy HE7.

In terms of the assessment necessary under HE9 of PPS5 there would be that there would be limited harm but that this would be justified by the benefits to the building.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposed development will bring significant heritage benefits. The Conservation Officer raises no objection to the scale and design of the proposed extensions or mews houses, and advises that the proposal complies with Planning Policy Statement 5 (Planning and the Historic Environment) which promotes the reuse of existing heritage assets to mitigate the effects on climate change. It is considered that the additions and alterations proposed will give this building new life and secure its future well into this century.

RECOMMENDATION

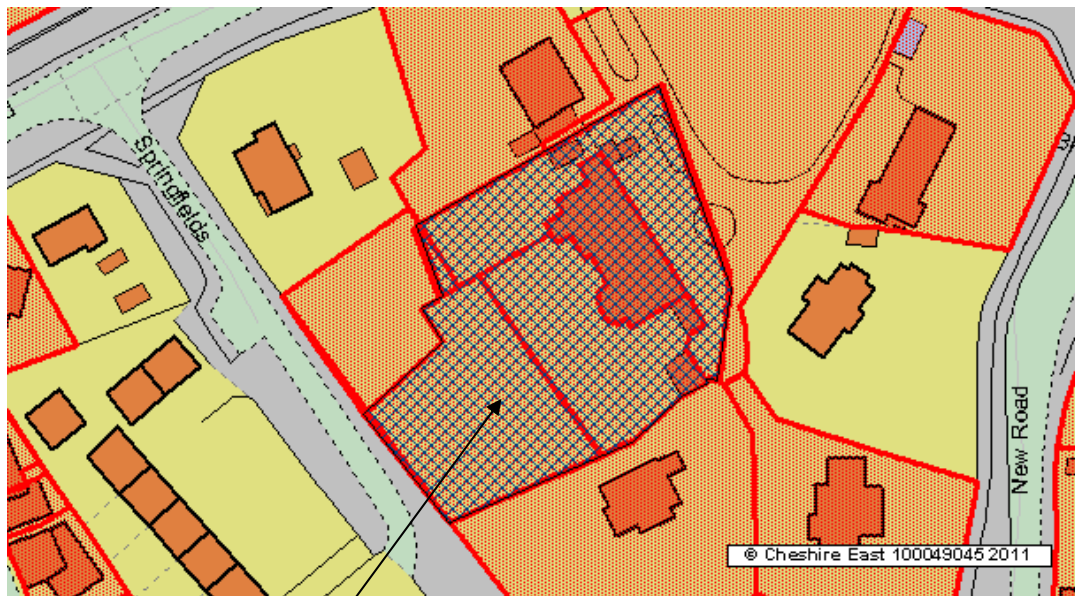
On the basis of the above information, a recommendation of approval is made, subject to conditions.

Application for Listed Building Consent

RECOMMENDATION: Approve subject to following conditions

1. A02LB - Method statement
2. A07LB - Standard Time Limit
3. A04AP_1 - Development in accord with revised plans (numbered)
4. A05EX - Details of materials to be submitted
5. A10EX - Rainwater goods
6. A22EX - Roofing material
7. A16EX - Specification of window design / style
8. A20EX - Submission of details of windows
9. A19EX - Garage doors
10. A03LB - Protection of features - Jacobean staircase
- 11.
12. A05LB - Protection of features - no additional fixtures
13. Submission of archaeological methodology

Location Plan



The Site