

Application No: 10/3175M

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

Proposal: REFURBISHMENT, CONVERSION AND EXTENSION OF BUTLEY HALL TO PROVIDE SEVEN APARTMENTMENTS: 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: 04-Nov-2010

**Date Report Prepared: 25 May 2011**

### **SUMMARY RECOMMENDATION**

Approve, subject to conditions

### **MAIN ISSUES**

- Impact on a Grade II Listed Building
- Impact on the character of the area and adjoining Conservation Area
- Scale and design of the extensions to the Hall
- Whether there has been any change in circumstances since the approval of planning application 08/2672P (Contemporary design)
- Impact on residential amenity
- Traffic generation
- Landscape and Forestry considerations
- Ecology

### **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 1960s. 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. This is now derelict in appearance.

Within the application site there is a Beech tree to the front of the Hall which is the subject of a Tree Preservation Order.

## **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 a subservient appearance. The extensions will be proud of the existing rear walls. The 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.

Each of dwellings has a terrace area at first floor level to the rear (opposite Springfields). Privacy screens are proposed at either side of the terrace, to prevent any overlooking of adjoining/neighbouring properties.

A full landscaping scheme has been submitted in support of the proposals, which incorporates both soft and hard landscaping features.

The existing south west boundary wall along Springfields is proposed to be replaced with a retaining wall and hedging.

The applicant has confirmed it is the intention for all the areas of communal hard and soft landscaping and boundary treatments to be maintained by a management company.

## **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
- DP2 – Promote Sustainable Communities
- DP4 – Make the Best Use of Existing Resources and Infrastructure
- DP5 – Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility
- DP7 – Promote Environmental Quality
- L2 – Understanding Housing Markets
- L4 – Regional Housing Provision

### **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
- DC1 – New Build
- DC2 – Extensions & Alterations
- DC3 – Amenity
- DC6 – Circulation & Access
- DC8 – Landscaping
- DC9 – Tree Protection
- DC38- Space, Light and Privacy
- DC41- Infill Housing Development or Redevelopment
- DC42 – Subdivision of Property for Residential Purposes
- H13 – Protecting Residential Areas

#### **Other Material Considerations.**

- PPS1 Delivering Sustainable Development
- PPS3 Housing
- PPS5 Planning and the Historic Environment

#### **CONSULTATIONS**

**Highways:** note the proposed redevelopment of the site consists of 7 No. apartments and 3 No. mews houses with a car parking provision of 19 No. spaces in total. The car park is situated to the rear of the site and is accessed through an archway, the width of access and the number of car parking spaces being provided is acceptable.

The access is taken from an existing private drive, there are no highway issues concerning the traffic associated with the development.

No highway objections are raised to the application subject to a condition regarding provision of the car parking spaces.

**Environmental Health:** Recommend conditions and notes in respect of sound insulation, contaminated land and restrictions on hours of construction/demolition.

**Prestbury Amenity Society** comment on this application as follows:-

- 1 We consider the proposal is an over-development 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.

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

Prestbury Parish Council feel that this application is an improvement on the previous application. It does not comply with BE18. The application could be modified to help to alleviate the effect on neighbouring properties. There is also concern it does not apply with DC3 (1, 2, 3 & 7) and its impact on neighbouring properties.

## **OTHER REPRESENTATIONS.**

Nine letters of objection have been received in respect of the original plans. Whilst welcoming the general principle of restoration of the Hall, objections have been made on the following grounds;

### **Traffic Generation, Access and Car Parking**

- Increase in amount of traffic on the road which is currently congested due to school traffic. Extra traffic will result in an increase in noise and pollution.
- Question whether applicant has a legal right to use Scott Road as the access point or to meet standards required for the access.
- Five properties rely on Scott Road for access which may be affected.
- Potential queues to get in and out of the site particularly at peak times.
- Congestion and parking problems to the front of the Hall noted in the original report and addressed by access off Springfield Road

### **Impact on Listed Building & Character of the Area**

- Doubling the size of the Hall is unacceptable; together with the townhouses it will dominate the area and impact on the street scene.
- Incorporates elongation of the Hall through unacceptably large extensions which are disproportionate to the scale of the existing Hall.
- Detracts from the Hall's situation.
- Townhouses diminish the listed building and vista.
- The expanse of car parking in front of the townhouses will detract substantially from the setting of the Hall.
- Proposal would harm views the house

### **Residential Amenity**

- New extension will look straight into children's bedroom.
- Development will be overbearing on neighbouring properties which will be overlooked and overshadowed

### **Use of Land**

- Townhouses are 'garden grabbing' and change in Government policy prejudiced by this scheme.
- Overdevelopment of the site.

## **Proposed Layout**

- There are no communal gardens for the residents of the apartments which were viewed as desirable and a virtue of the 2009 scheme.
- Object to the demolition of the existing double garage which blends well in the area in order to make way for a full height extension within 1 to 2 metres of neighbour's boundary.

## **Loss of Trees**

- The Beech tree is significant both in terms of amenity and screening.
- The mature copper beech (T3) is a stunning and historical feature of the attractive green and every effort should be made to protect it.
- Question why eight trees are to be felled to provide townhouses and car parking.

Responses to some of these objections are contained with the revised Planning Justification Statement, which is available on the Council's website.

In addition to the above objections, the following **supporting comments** were received:

- General support of renovation and restoration of the building.
- Proposal is in keeping with the local area and the development has taken into consideration the style of the original building.
- The Beech tree should be felled due to alleged effects of its root system on the structural integrity of garden wall and house.

**A full set of revised plans were submitted on 31<sup>st</sup> March 2011. All parties were re-notified. The last date for comments was extended to Thursday 28<sup>th</sup> April 2011. In respect of the revised plans the following comments were made:**

Eleven further representations were made in respect of the revised plans. Many letters re-iterate original objections listed above; however, the following comments are also made:

## **Traffic Generation & access**

- Access should be taken from Springfields, as the private driveway is unsuitable.
- Problems of construction traffic, noise, dust, disruption from weekend working.

## **Impact on Listed Building and Character of the Area**

- Changes the character of the Hall and the road.
- Aesthetic setting of the Hall will be compromised by loss of garden space.
- Large communal garden area and woodland area not preserved, this will result in a serious and adverse impact on the setting of the Listed building.
- Majority of buildings on the site will be new development which will unbalance the special architectural and historic interests that Butley Hall possesses.

## **Residential Amenity**

- North elevation too close to the boundary of the Gate House, 1.5 metres away.
- Insufficient space left between the Gate House and the extension, 8 metres which contrary to policy.
- Loss of privacy to houses on Scott Road.
- Overbearing on adjoining properties to the North and South sides of the site.

### **Scale & Design**

- 90% increase in frontage length
- Increase in floor area of 79%
- Extensions out of scale with adjacent properties in Butley Hall Green.
- Scale, mass and design of the extensions unsympathetic to the Hall, overwhelming and overbearing to adjacent properties.

### **Loss of Trees**

- Loss of amenity due to removal of trees, in particular the Beech tree.
- The Beech tree should not be removed, it is within a prominent position within the site. An important part of the landscape character.
- Examination of the Beech tree by a tree consultant states it is in good condition and should be retained.
- Beech tree provides screening and privacy to Beverley Cottage on Scott Road, significant in amenity terms.

### **Other**

- A smaller scheme would be more sympathetic.
- No viability assessment to demonstrate that development of the site on the proposed scale is justified.
- There is a legal right of way along the driveway, it should not be obstructed.
- Has the applicant got the legal right to use Scott Road has the access met standards such as widening visibility splays on land either side of the current access?

### **Support**

- Development will be of great value to the immediate area and village of Prestbury.
- Alteration to match stone to the extensions is a further enhancement to a realistic and attractive scheme.

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

The applicant has provided the following information:

- Design and Access Statement
- Planning Justification Statement (Updated to reflect revised plans)
- Heritage Statement.
- Housing Sustainability Checklist
- Tree Survey/ Tree Protection Report



- Bat survey

## **OFFICER APPRAISAL.**

### **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.

The 3 town houses to the rear of the Hall have been sunken into the ground as have the 10 garages this together with a 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.

## **Amenity**

A number of concerns have been raised in respect of residential amenity, these can be summarised into the following categories:

1. Traffic generation, access and parking
2. Overlooking/loss of privacy
3. Overbearing effect/loss of light
4. Pollution generated from noise, fumes, dust

### **1. Traffic generation and parking**

The Hall was subdivided into 7 No. apartments in the 1960's, and whilst currently vacant, this remains the lawful use of the building.

Whilst the Hall was in residential use, there was no formal parking available for its occupants. Cars were parked in front of the Hall, in an ad-hoc fashion which made manoeuvring difficult.

In 2009, permission was granted under application No. 08/2672P for the conversion and extension to the Hall to provide 12 apartments, 2 more than the current proposals. At the time, Members carefully consider access and car parking arrangements, and concluded that the site was capable of accommodating 12 apartments. Whilst the access and parking arrangements differ with this application, the principle for 12 units has already been established. Members will need to give substantial weight to the fall back position when considering the current proposal for 10 units.

The current proposal seeks to retain the same number of apartments within the Hall, albeit that the apartments will be larger, therefore the key difference between the existing and proposed situation will be the introduction of the 3 new mews houses to the rear of the Hall. Therefore, in terms of assessing the impact of the new development, it is the traffic movements and parking of 3 additional dwellings that need to be considered.

As described above, vehicular access to the apartments and the mews houses will be gained from the passageway to the north of the Hall, into the courtyard to the rear of the Hall, where

19 parking spaces will be available, 10 within garages to the rear of the Hall, 6 within marked bays, and 3 spaces to the front of the mews houses. In terms of parking availability, this is a considerable improvement to the current situation.

The site is located within close proximity of Prestbury Village (easily within walking distance). There is a wide range of shops and services available within the Village, furthermore, the site is within close proximity of Prestbury Train Station (which provides a regular service between Manchester and Stoke on Trent), therefore it is considered to be in a Sustainable location.

The Strategic Highways Manager is satisfied that the access is safe, and there are sufficient parking spaces available to meet the needs of the development, and therefore the objections raised in respect of traffic, access and parking can not be sustained.

## **2. Overlooking/loss of privacy**

Particular concern has been raised by the occupants of The Gate House, in respect of a loss of privacy as a result of the introduction of 3 new windows on the north elevation of the Hall (opposite), and from the proposed first floor balcony to the rear of the Hall.

The proposed windows on the north elevation are to ground & first floor en-suite bathrooms, and a second floor utility room. These windows are to non-habitable rooms, and face the side elevation of the Gate House. There are 2 windows on the side elevation of The Gate House, one toilet window at first floor level, and one secondary kitchen/diner window at ground floor level. To ensure no loss of privacy, a condition is recommended to obscurely glaze the 3 new windows on the north elevation.

In respect of the proposed balcony at first floor level, a condition is recommended, requiring a privacy screen to the northern side, to prevent any over-looking of the garden area of The Gate House.

As there is a distance in excess of 28 metres between the rear elevation of the mews houses and the rear of The Gate House, this part of the development is not considered to raise any amenity issues.

Concern was also raised in respect of the proposed northern extension being situated 8 metres from a habitable kitchen/diner window on the ground floor of the side elevation of The Gate House. The explanatory notes for Policy DC38 clearly indicate that the space criteria apply to the sole or principle window to a habitable room. The window on the side elevation of The Gate House is a secondary window to the kitchen/diner, and therefore the space standards do not apply. Notwithstanding this, as the proposed extension is set back 2.5 metres from the front elevation, it will not have a detrimental impact on this window, as it is set 3.5 metres forward of the proposed extension. It should also be noted that the 2009 consent was in a similar position.

The occupants of Butley Hall Green have raise concern about overlooking between the proposed southern extension and their first floor bedroom window. Due to the angle of the buildings, and the positioning of the proposed extension, the proposal will not result in any direct overlooking.

### **3. Overbearing effect / loss of light**

Concerns have been raised about the height of the northern extension and the proximity to the boundary with The Gate House, neighbours are concerned the development will have an overbearing effect, and will result in a loss of sunlight, particularly in the afternoon, during summer months.

The proposed northern extension is in a similar position as the 3 storey extension approved in 2009. The 2009 northern extension measured 9.5 metres in height and projected 5 metres to the rear of the existing Hall, whilst the extension proposed in this application measures 10.4 metres in height and projects 4.5 metres to the rear of the Hall.

There is an attached single garage lying on the southern boundary between the habitable rooms of The Gate House and the proposed extension. The garage measures 3.0 metres in width and projects 2.3 metres to the rear of the house. The proposed extension is therefore is 5 metres from the house itself.

Whilst the increase in height of the extension by 0.9 metres is noted, the extension does not extend as far back as the 2009 approval, furthermore, it is considered that the existing Hall already causes a degree of overshadowing.

### **4. Pollution from fumes, noise & dust**

Concern has been raised in respect of the effects of traffic on the occupants of the adjoining property, in particular, fumes from cars, noise and dust as a result of the vehicles accessing and leaving the courtyard.

The passageway opening is 6 metres from The Gate House (discounting the carport). It slopes down to the courtyard, which is 3 No. metres lower than the adjoining ground level, as a result it is considered that only cars entering or leaving the site would have any impact on the neighbouring property.

As indicated above, this proposal needs to be considered against the lawful use of the site for 7 apartments, and the approved use of the site for 12 apartments (albeit that the approved scheme was for ingress only). Members need to carefully consider whether the traffic movements of 3 additional units would have a detrimental effect on the living conditions of the occupiers of the Gate House

Environmental Health have been consulted on the application, and they raise no objection to the proposal, subject to conditions.

### **Ecology**

The Nature Conservation Officer confirms the updated bat survey submitted is acceptable. No evidence of roosting bats was recorded therefore this species does not present a constraint upon the proposed development.

### **Landscape and Forestry**

None of the trees located to the rear of Butley Hall are protected either by a Tree Preservation Order or Conservation Area status. The majority of the trees identified for removal to facilitate the terraced houses were also identified for removal within the extant planning application 08/2672P.

Apart from the Beech at the front of the Hall, the only other protected trees within the immediate area are located within the extended garden of the property known as Park Lodge (TPO) and Springfields Car Park (CA)

The Arboricultural Officer advises that with reference to the Beech tree at the front, which is subject to TPO status, the current proposal identifies the tree to be removed 'for development' (Cheshire Woodlands Tree Survey Schedule CW/6115-SS2) which in part would allow for the proposed 1<sup>st</sup> and 2<sup>nd</sup> floor extensions to the southern section of the building and east facing elevation where the canopy of the tree currently overhangs the existing building.

The downgrading of the value of the tree and the presence of the white-rot fungus *Armillaria* (Honey Fungus) close to the base of the stem and due to its parasitic nature will likely result in butt or root rot and will potentially spread to the rest of the stem. Given the evidence presented and previous confirmation by the Arboricultural Officer regarding the condition of the tree, the retention is no longer defensible in terms of its protected status.

The landscape scheme proposes a replacement Beech which is deemed acceptable.

A pedestrian access is shown to the rear of the site. This access is in a different position to the previous scheme, but the 'low intrusive' construction method as previously approved is principally the same.

The revised are on-balance considered to be subject to certain conditions requiring the development to be carried out in strict accordance with the submitted Arboricultural Statement.

The changes to the siting and scale of the town houses have improved the proposals from a landscape point of view. The town houses will have less visual impact on the Springfields area and the trees now proposed along the eastern side of the site will eventually filter and soften views from the adjacent property.

The landscape proposals are acceptable but further hard and soft details including boundary walls and fences to ensure an appropriate setting for the listed building. A maintenance condition is recommended to ensure that all communal areas are properly managed, particularly the high conifer hedge on the eastern side of the Hall.

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

The proposed development will allow for the renovation and repair of this important Grade II Listed Building, which will secure its future. The extensions will stabilise the building, whilst providing a future use for the site.

The application site comprises previously developed land, located within a sustainable location, close to Prestbury Village Centre, with good access to shops, services and public transport.

The proposed development will bring No. 7 No. three bedroom apartments, and 3 No. three bedroom mews houses to the Village, which will improve the mix of housing types available.

The proposal are not considered to have a significant adverse effect on the residential amenities of adjoining occupants.

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 Full Planning

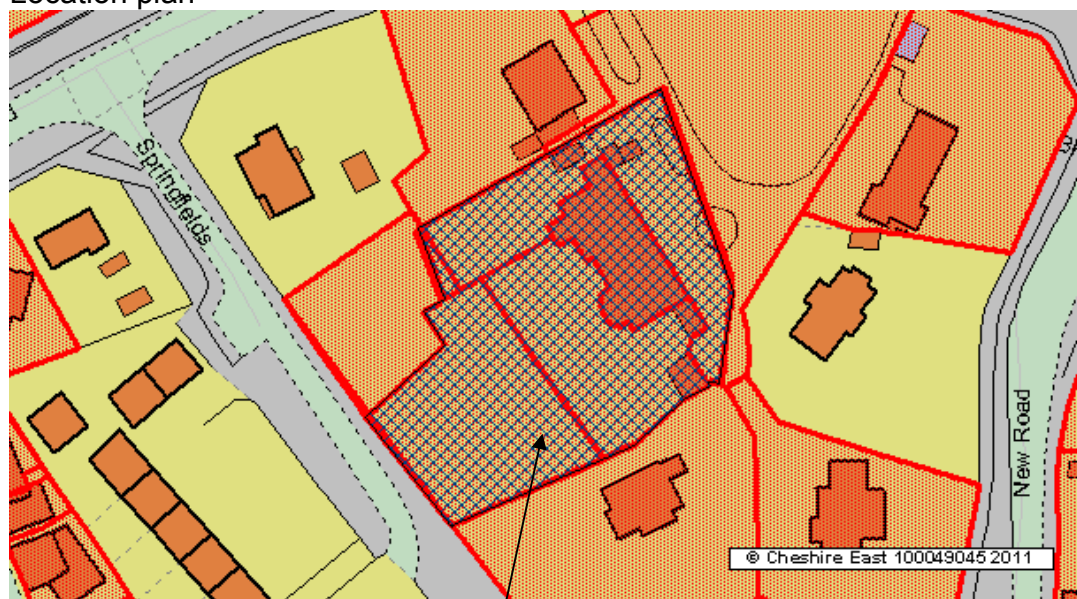
RECOMMENDATION: Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A04AP - Development in accord with revised plans (numbered)
3. A05EX - Details of materials to be submitted
4. A10EX - Rainwater goods
5. A22EX - Roofing material
6. A16EX - Specification of window design / style
7. A20EX - Submission of details of windows
8. A19EX - Garage doors
9. A03LB - Protection of features - Jacobean staircase
- 10.
11. A05LB - Protection of features - no additional fixtures
12. A22GR - Protection from noise during construction (hours of construction)
13. A01MC - Submission of soundproofing measures to protect residential amenity of future occupiers
14. A25GR - Obscure glazing requirement
15. A06GR - No windows to be inserted

- 16.A01GR - Removal of permitted development rights - dwellings
- 17.A23MC - Details of ground levels to be submitted
- 18.A17MC - Decontamination of land
- 19.A02LS - Submission of landscaping scheme
- 20.A04LS - Landscaping (implementation)
- 21.A12LS - Landscaping to include details of boundary treatment
- 22.A17LS - Submission of landscape management plan
- 23.A01TR - Tree retention
- 24.A02TR - Tree protection
- 25.A14TR - Protection of existing hedges
- 26.A19MC - Refuse storage facilities to be approved
- 27.A04HP - Provision of cycle parking
- 28.A01HP - Provision of car parking -10 garages and 9 bays
- 29.A06HP - Use of garages for parking of cars
- 30.
- 31.
- 32.A08MC - Lighting details to be approved
- 33.A03TR - Construction specification/method statement
- 34.A32HA - Submission of construction method statement
- 35.Submission of archaeological methodology
- 36.No pile driving permitted
- 37.Details of privacy screens to be submitted



## Location plan



The Site