

Application No: 11/1537N

Location: Residence (Nantwich) Ltd, MILL STREET, NANTWICH, CW5 5ST

Proposal: Hotel Reception and Function Room, 18 Bedrooms, Garden, Car Park and Access

Applicant: Alexandra Countryside Investments Ltd

Expiry Date: 07-Jun-2011

**SUMMARY RECOMMENDATION:****MAIN ISSUES:**

- Impact on the setting of a Listed Building; and
- Impact on the setting of the Conservation Area

**REFERRAL**

The application has been referred to planning committee because it is a major development.

**DESCRIPTION OF SITE AND CONTEXT**

Residence is a large imposing two storey detached property, which is constructed out of facing brick under a tile roof. The building is Grade a II\* Listed Building. Located towards the rear of the building is a bowling green, which is no longer in use and the boundary is demarcated by a 2m high wall. The site is enclosed by Mill Street to the north which has a number of terraced residential properties, to the east are a number of industrial buildings, to the west is Water Lode and to the south are gardens. The application site is located wholly within the Nantwich Conservation Area.

Planning Application 11/1536N accompanies this listed building application.

**DETAILS OF PROPOSAL**

This application has been subject to extensive pre-application negotiations and is a full application for a part single storey part three storey extension comprising a function suite, roof terrace, 18 no. bedrooms, lift and stair wells, toilets, reception areas, cleaning cupboards. In addition to the above, there will be a new car parking area abutting Water Lode with 22 car parking spaces, landscaped gardens and bin storage area. The access to the new car park will be directly off Water Lode. The proposed extension will not be attached to the Grade II\* listed building and will be erected on a bowling green at Residence Restaurant, 9 Mill Street, Nantwich.

## **RELEVANT HISTORY**

P07/0632 – Window Alterations on West Wing – Approved – 22<sup>nd</sup> June 2007

P06/0020 – Change of Use of 2<sup>nd</sup> Floor Apartment and Construction of External Staircase – Approved – 25<sup>th</sup> September 2006

P07/1251 – New Entrance Gates and Railings – Approved – 31<sup>st</sup> October 2007

P07/0631 – Listed Building Consent for Installation of New Windows in the West Wing and Various Internal Alterations – Approved – 26<sup>th</sup> June 2007

P07/1061 – Listed Building Consent for New Entrance Gates and Alterations to Entrance Steps – Approved – 27<sup>th</sup> September 2007

P06/0023 – Listed Building Consent for Internal Alterations to First and Second Floors to Form Apartment and Construction of External Staircase – Approved – 27<sup>th</sup> September 2007

## **POLICIES**

### **National Policy**

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

PPS1: Delivering Sustainable Development

PPS5: Planning for the Historic Environment

### **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.7 (Conservation Areas)

BE.9 (Listed Buildings: Alterations and Extensions)

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

**English Heritage:** No objections subject to the following comments

- We do have some concerns regarding the blank rear elevation which will detract from the character of the conservation area;
- There will have to be conditions on all materials as the choice of these will be critical to the success or failure of the scheme;
- Further excavations in the past have shown that the historic town of Nantwich is an area with good survival of medieval and earlier waterlogged remains. We therefore advise that evaluation excavation, to establish the presence or absence of significant below ground remains to be carried out before the application is determined.

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

No objections subject to the following comments:

- An offer of improvements to the Barony facilities to make up for loss of green space at the Residence has been made. The Council considers that a figure of around £60,000 is a relatively small sum for the loss of what is a potentially valuable recreational amenity in a very convenient position and would ask that the figure is critically examined. It is also important that close tracking of the contribution takes place, so that local stakeholders, including the Town Council, may have a say in expenditure and be assured that it clearly benefits the residents and recreational facilities in the town;
- 22 car parking spaces for an 18 bed hotel and 120 capacity function room close to a night club and other restaurants seems fairly low; and
- It goes without saying that this is a sensitive and important location in the conservation area and the design and setting of the proposed hotel and ancillary facilities must be treated with great care, bearing in mind especially the loss of attractive green space and the location next to a handsome and valued historic building.

## OTHER REPRESENTATIONS

Letters of objection have been received from the occupiers of 44 Marsh Lane, 11A, 15, 17 Mill Street and 12 Barker Street. The salient points raised in the objection letters are:

- The proposed development would need to have a Building over Agreement with United Utilities (invert/cover levels permitting), or the sewer will need to be diverted. No adjustment of the proposed design should be allowed to facilitate this. This is a major Public Sewer, serving a large area of central Nantwich;
- The submitted plans are confusing;
- Water Lode is a very busy road with tailbacks during the morning/evening rush hours. The proposal will exacerbate this problem;
- The proposed access does not have the required visibility splays and given its location will cause highway safety problems;
- The function room will be at the bottom of our garden and the noise which will be generated by the patrons of the proposal will have a significant detrimental impact on our residential amenity;
- The proposal will result in a loss of value of our cottage;
- The proposal will restrict our views;
- The application forms and Design and Access Statement have been completed incorrectly;
- The separate access/driveway signals that the hotel will potentially be used separately. A legal agreement should be set in place not to sub divide Residence from the new hotel;
- The proposed boundary wall would be ugly and over powering and not in keeping with the conservation area;
- The proposal will appear out of place within the conservation and restrict views to Residence (Grade II\*) listed building and other buildings;
- The proposed roof of the function room, has a high wall facing our property, however the return section does not, which will allow potentially 'intoxicated revellers' over looking down on to our Garden from that high level;
- The recent conversion of the former Lamb Hotel proved that there was not a need for Hotel Accommodation, the proposed development will have a major impact on the Crown Hotel, an much liked and 'major' historic building of Nantwich, leaving its fate in

jeopardy. It is debatable whether the site will generate addition employment to the local community, due to the potential loss of employment of existing hotels; The proposed access is to be off a very busy main road through Nantwich, too close to the junction of Mill Street, which will create a hazard to the residents/pedestrians adjacent or walking to the site;

- It is usual for access onto such a busy road for that number of cars to have a much larger radius on the bends as seen further along Water-Lode leading to The Blankney. Will a refuse vehicle be able to turn in the site without reversing on to or from Water-Lode;
- The proposed pavement will invite people who are coming and going across the park from Queens Drive etc, to avoid the pedestrian lights, and accidents will be inevitable;
- The proposal due to its height will result in the loss of a television signal;
- The Bowling Green ceased to be used as such since 2007, it has since been used for an extended restaurant seating area, entertainment such as a jazz band at Easter, New Year firework display and recreational use for "The Residence" customers and football games. I argue this piece of land is now used as a garden area to "The Residence" and this planning application should be seen as such;
- The governments green paper No 10 "Nurturing Responsibility" about housing states on page 7, under the heading;

"A planning system that delivers"

"Reverse the classification of gardens as brownfield land and allow councils to prevent over development of neighbour hoods and stop "garden grabbing".

- The site is in a conservation area, the tasteful listed restaurant building and the Barker Street houses, built in the Georgian era will be hidden from view by this modern building;
- There will be considerable noise intrusion with guests and vehicles leaving the site at the end of our garden, worse still during the early hours of the morning;
- We already have to suffer anti social behaviour from town revelers in the form of shouting swearing, fighting etc. The installation of the footpath will mean more revelers near our property. The proposal is contrary to the Human Rights Act as we have a right to sleep as do our children;
- There is no kitchen near the function room which according to the Design and Access Statement will cater for parties, so how will food to it be delivered;
- The licensing hours are to be until 12 midnight for non-residents and presumably longer for residents of the hotel. The noise will continue and invade our bedrooms from the function room and roof terrace until after midnight, there is no other facility in the hotel for guests to move to after midnight;
- The planning application states there are no trees or hedges on the proposed site, this is not the case, there are a number of established shrubs and four mature horse chestnut trees where the proposed pedestrian pathway will be. This greenery dresses the border of Waterlode road;
- The allocation of 21 parking spaces is inadequate, there are to be 18 bedrooms and potentially 120 people visiting the function room. Estimated employees are 2 full time and 12 part time. Based on a third of the guests parking their cars, an allocation of one car per hotel room and ½ of the employees this accounts to the requirement of a minimum of 65 parking spaces required. This gross underestimate of parking

allocation; 21 spaces would lead to a further strain on the nearby public parking spaces in the town, which is already in short supply. It will block car parking spaces during the day to the local shops;

- Extending the pedestrian walkway will lead to people crossing this busy road at the junction of Mill Street and Waterlode and not use the established pelican crossing. The main entrance to the park is opposite the aforementioned junction, this is the main walking route for Queens drive estate, human nature as it is, will lead people/children to take the direct route to the park entrance avoiding the extra walk to use the pelican crossing. The proposed pavement will invite people to avoid the pedestrian lights, and accidents will be inevitable as they cross at the busy Mill Street and Waterlode junction; and
- The location of the refuse directly behind our wall is likely to create foul odours. There will also be noise when emptying the glass bottles; customarily emptying of glass recycling bins is carried out very early in the mornings, before 8am.

### **Various Emails from Mr. Harrison and others from the Barony Bowling Club**

- The Bowling Green at the Residence was well supported and had a large number of users;
- On moving to the Barony Park we have had the responsibility financially and practically for all the improvements made to date and all maintenance undertaken. We raised approximately £32,000 thro' grants for floodlighting. The current facilities are not appropriate and as such we are losing lots of members;
- The proposal does not comply with policy RT.1 as a replacement bowling green should be constructed;

## **APPLICANT'S SUPPORTING INFORMATION**

### **Design and Access Statement**

A Design and Access statement has been submitted to accompany the application. This is available on the application file and provides an understanding of the proposal and why it is required.

**Various Emails/Correspondence from Rex Brockway** (agent acting on behalf of the applicant various dates)

## **OFFICER APPRAISAL**

### **Principal of Development**

Listed Building Consent is required for the demolition of a listed building, or for its alteration or extension, which is likely to affect its character as a building of special architectural or historical interest. When considering whether to grant or to refuse an application for Listed Building Consent the Local Planning Authority must have special regard to the desirability of preserving the building, its setting and those features which make it special.

### **Impact upon the Listed Building**

The list description for this property states:

*Town House, later used as a bank, and subsequently as a political club c.1736, altered 1852 and further altered and extended in 1897. Red brick, laid to Flemish bond, with ashlar stone dressings, 2 brick ridge stacks and plain tile roof covering.*

*2 storeys with attics and basement. Symmetrical 5 bay front with single storey addition. Central entrance bay slightly advanced, flanked by shallow brick pilasters, and with pediment above first floor window which penetrates blind brick parapet above moulded cornice. Line of pilasters expressed in piers within parapet, and surmounted by urns. Doorway with moulded door case and scrolled brackets supporting a segmental pediment. Panelled door, formerly with 10 panels, now partially glazed. Flanking bays with glazing bar sash windows (retaining heavy section C18 glazing bars) to ground and first floors, 9 over 6 panes, with segmentally-arched heads, set within advanced ashlar surrounds. Storey band above ground floor openings, and moulded coping to parapet.*

The application site is within the curtilage of a Listed Building where Policy BE.9 (Listed Building: Alterations and Extensions) requires development to respect the scale, materials, colour, detailing and other significant features of the listed building and not detract from the character or setting of the listed building, especially with regard to its surrounding gardens, landscape, streetscene or relationship with adjoining buildings and significant views. Policy BE.2 is fairly flexible on what constitutes acceptable design. However, it vehemently states that the proposals should not adversely affect the streetscene, and where possible, should enhance the environment.

The application site is located on the edge of the town centre, being encapsulated to the west by Water Lode, the north by Mill Street, the east Barker Street and the southern boundary is adjacent to a number of adjoining houses and is located on the periphery of the conservation area. The proposed extensions and car park will be located on the bowling green, which is located directly to the west of the listed building. It was noted at the time of the site visit, there is a significant difference in levels. The bowling green is located at a much lower level than the adjoining listed building. Furthermore, the bowling green is currently screened from Water Lode by an existing 2m high (approx) wall and as such adds little to the Conservation Area.

The proposed extensions will be physically detached from the Listed Building. The bedroom block measures approximately 43m wide by 22m deep (at the widest points) and is 9m high to the eaves and 11.5m high to the apex of the pitched roof. The proposed extension will be constructed out of facing brick under a concrete tile/slate roof, which will be conditioned, if listed building consent is approved. It is considered that the simple mass and form of the building is in keeping with the local built form. The building is lower than originally proposed, which assists its bulk to read more comfortably against the back drop of the conservation area and allows for views of the listed building. This is assisted further due to the fact that there is a fall in the level of the land on this site. Both these factors also serve to make the ridge height of the proposed building lower than and more subservient to the adjacent Grade II\* listed building.

The footprint of the bedroom block is roughly in the form of a letter 'U' and the main range fronts directly on Water Lode, with two projecting gable elements. The main reception is located on the front of this building with windows located at ground floor level. Additional

windows and Juliet balconies are proposed at first and second floor levels. The windows are vertically aligned and incorporate sill and lintel details. Additional apertures are located to the south and north elevations, it is considered that the design and proportions of these apertures are not incongruous and will not appear as alien features. Located on the east facing elevation are a number of dummy windows at first and second floor levels. Due to the orientation of the proposal this elevation will not be visible from the public realm and it is considered that these windows help to break up an otherwise stolid elevation. In addition to the above, three chimneys are proposed which give the building a vertical emphasis.

The function room will be located immediately to the north of the proposed bedroom block. The function room will be accessed via the new reception area and is rectangular in form. The extension measures approximately 14.5m deep by 22m wide (at the widest points) and is 3m high. The roof of the function room will be utilised as a room terrace and will also incorporate a roof lantern and a brick boundary wall around the north and west elevations. The wall will be constructed out of facing brick and will incorporate a moulded stone string course 900mm below a stone coping, similar to that on the adjacent Listed Building.

Overall, it is considered that the proposed extension would not dominate or overwhelm the existing Listed Building, or be read as a particularly prominent or obtrusive feature. The size of the proposed extension sits comfortably with Listed Building allowing for views of it and it will not appear as over dominant. Therefore the proposal does not detract from the character or setting of the building concerned and the proposal is in accord with policies BE.2 (Design Standards), BE.9 (Listed Buildings: Alterations and Extensions). The Conservation Officer has been consulted and does not have objections to the proposal.

### **Assessment against Policy BE.7 (Conservation Areas)**

This property lies wholly within the Nantwich Conservation Area where Policy BE.7 (Conservation Area) stipulates that conservation areas will be preserved or enhanced and development will not be permitted if it would harm the character, appearance or setting of a conservation area. The policies goes on to state an alteration or extension of a building will not be permitted unless it would harmonise with the building and the conservation area by:

- *Retaining, and where necessary, restoring traditional features such as shop fronts, boundary walls, paved surfaces and street furniture;*
- *Reflecting the scale, form and character of the building;*
- *Using materials traditionally characteristic of the area*

The aim of the conservation area is to conserve and enhance the special character of these areas by preserving existing buildings and features and promoting their appropriate enhancement.

Policy BE.7 states that development including the alteration or extension of a building will not be permitted unless it harmonises with the building and the conservation area.

It is considered that the overall design and materials of the building now proposed is sympathetic to the character and appearance of the conservation area and visually sits more comfortably on the periphery of this site when viewed from Water Lode or the banks of the River Weaver and it integrates with and does not compete with the adjacent Grade II\* listed

building. Furthermore, the proposed extension stands alone, detached from the listed building, allowing for existing views of this building to be generally retained and helps to screen the more modern developments located to the east of the application site. Overall, it is considered that the proposal helps to preserve and enhance the conservation area and will not have a detrimental impact on the setting of the listed building and as such the proposal complies with policies BE.2 (Design Standards), BE.7 (Conservation Areas) and BE.9 (Listed Buildings: Alterations and Extensions) and advice advocated within PPS 5.

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

The proposed development is of an acceptable scale and design and would not harm the setting of this Grade II\* Listed Building or the Conservation Area. The proposal is in accordance with Policies BE.2 (Design Standards), BE.7 (Conservation Areas) and BE.9 (Listed Buildings) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and PPS 5 (Planning and the Historic Environment).

Application for Listed Building Consent

### **RECOMMENDATION:**

1. Standard Time Limit
2. Plan References
3. Materials
4. Surfacing Materials
5. Window/Door to be Constructed out of Timber
6. Railings to be Painted Black
7. Details of Dummy Windows
8. Details of Boundary Wall
9. Reveal Details
10. Details of Bin Storage Area
11. Rainwater Goods



