

Application No: 14/3217C

Location: LEONARD CHESHIRE HOME, THE HILL, SANDBACH, CHESHIRE, CW11 1LA

Proposal: Listed building consent for the conversion of the existing listed building into 12 no. 1, 2 and 3 bed apartments with associated parking and landscaping. Demolition of the newer build elements to the north and west elevations.

Applicant: Brookmoor Developments Ltd

Expiry Date: 07-Oct-2014

SUMMARY:

The development site lies within the Open Countryside; however the principle of residential use has been established by a previous approval.

The development would comprise a form of environmental, economic and socially sustainable development in accordance with the requirements of the NPPF.

The impact this Listed Building is acceptable subject to conditions.

On the basis of the above, it is considered that the application should be approved subject to the imposition of appropriate conditions.

RECOMMENDATION:

Approve subject to conditions

PROPOSAL

This application proposes the conversion of this Grade II Listed Building into 12, one, two and three bed apartments, with associated parking and landscaping and demolition of the newer build elements to the north and west elevations.

SITE DESCRIPTION

The application site comprises a former mansion house that was used as a disability care facility for many years. To the west is the newly developed care facility and 3 dwellings and a barn that has permission for conversion lie to the east. To the rear of the site is open countryside, However there is an application for residential development on this land and also an ongoing appeal for the same development. The Listing description from 1978 is as follows:

1733. Central portion added 1870, altered 1912 and with modern additions, the latter not included. Red brick; 2 and 3 storeys. Original front block has plain brick pilasters, stone cornice, and parapet and band between bays; 2 + 1 + 2 plain sash windows (single glazing bars only); doorway has flush porch in stone surround with keyblock and semi-circular head; slates.

RELEVANT HISTORY

There are several historic applications relating to alterations to the main building and the erection of the new unit and other ancillary buildings. The most relevant being 13/0258C, which included the change of use to residential (C3).

NATIONAL & LOCAL POLICY

National Policy:

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance is paragraphs 127 to 134 (inc)

Development Plan:

The Development Plan for this area is the adopted Congleton Borough Local Plan First Review 2005, which allocates the site as being within the Open Countryside.

The relevant Saved Policies are: -

BH3 Listed Buildings

BH4 Listed Buildings

The saved Local Plan policies are consistent with the NPPF and should be given full weight.

Cheshire East Local Plan Strategy – Submission Version (CELP)

The following are considered relevant material considerations as indications of the emerging strategy:

SD 1 Sustainable Development in Cheshire East

SD 2 Sustainable Development Principles

SE 1 Design

SE 7 The Historic Environment

CONSULTATIONS:

Highways: No objection subject to conditions relating to parking provision and bin storage.

Environmental Protection: No objection subject to conditions/informatives relating to noise and disturbance and travel planning.

Sandbach Town Council: Welcome the application and offer no objection.

REPRESENTATIONS:

Neighbour notification letters were sent to adjoining occupants, a site notice was posted outside the site and an advertisement was placed in the local paper.

At the time of report writing two representations have been received expressing concern about parking, access and highway safety when looked at in conjunction with the application for housing on the neighbouring site.

APPRAISAL

The key issues to be considered in the determination of this application are set out below.

Impact on the Listed Building

The property is a Grade II Listed former mansion house that for many years operated as a care home. The building has evolved over the years with additions and alterations, including extensions during the 20th century.

The conversion would involve the demolition of the single storey toilet block on the western side of the property and the pre-dominantly single storey extensions on the northern side. It is considered that the removal of these elements would be of benefit as they are inappropriate in the context of the historic fabric of the building.

The conversion would create 12 apartments, 6 at ground floor level and 6 at first and second floor level. The majority of the historic fabric of the building would be retained, including fire surrounds, doors, mouldings, panelling, staircases and fenestration. The replacement and/or repair of any of the windows and doors should be controlled by condition.

In order to ensure that the fabric of the building is protected and to avoid further deterioration, the repair and reinstatement of features and materials appropriate to this historic building should be controlled by a condition requiring the submission and approval of a heritage management plan, detailing all works to be undertaken.

Paragraph 134 of the National Planning Policy Framework states that: *“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 securing its optimum viable use.”* In the case of this application it is considered that the public benefits of retaining the building outweigh any minor harm.

Conclusion – The Planning Balance

The principle of residential use of the building has already been established under the previous application (13/0258C).

The removal of inappropriate additions to the building would be beneficial.

The conversion to residential accommodation would help to protect the building for the benefit of the historic environment and future generations.

The development is considered to represent environmental, economic and social sustainable development in accordance with the requirements of the NPPF.

On the basis of the above, it is considered that the application should be approved subject to the imposition of appropriate conditions.

RECOMMENDATION

Approve subject to the following conditions:

- 1. Commencement**
- 2. Approved plans**
- 3. Submission of boundary treatments**
- 4. Submission of a Heritage Management Plan, including a method statement for external and internal repairs for approval**
- 5. Submission of full details for all replacement windows and repairs to existing windows**
- 6. Submission of full details of proposed balconies**

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 Principal Planning Manager has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

