

Application No: 15/3133M

Location: CHORLEY OLD HALL, CHORLEY HALL CLOSE, ALDERLEY EDGE,  
WILMSLOW, CHESHIRE, SK9 7TG

Proposal: Part single storey and part two storey extension; external and internal alterations; new landscaping

Applicant: Mr & Mrs J Johnson

Expiry Date: 04-Sep-2015

**Date Report Prepared: 22 September 2015**

### **SUMMARY**

This application is for the replacement of an existing single storey extension with a new two storey extension, together with minor alterations elsewhere to the grade I listed building and Scheduled Monument. Following extensive discussions with Historic England and the Council's Conservation Officer it was decided that the proposal is appropriate in design, scale and massing and the alterations involved have been acceptably justified, in terms of the benefits of sustaining the residential use of the listed building.

The proposed development complies with the relevant development plan policies and is considered to be sustainable in the social, environmental and economic context. The application is therefore recommended for approval.

### **REASON FOR REPORT**

This application has been called in to committee at the request of Cllr Craig Browne on the 31<sup>st</sup> July due to concerns raised in respect to the proposed:

- Chorley Old Hall is a Grade I listed building and as such is of significant value to the architectural heritage of Alderley Edge. It is also one of the oldest (if not the oldest) buildings within the community;
- Alderley Edge Parish Council has considered the application and is of the view that the proposed materials (particularly modern timber and glazing) are incompatible with the historic design & finish of the original building;
- The Parish Council also feel that the heritage value of the building is so great, that it is of significance to the wider borough and that the proposals should therefore not be determined by an individual officer.

## **DESCRIPTION OF SITE AND CONTEXT**

Chorley Old Hall is a grade I listed building and Scheduled Monument of exceptional historic, architectural and archaeological significance. The building is an example of a 14C medieval hall, retaining the majority of its open hall and screens passage structure.

The site is located on the outskirts of Alderley Edge in an area of Green Belt.

## **DETAILS OF PROPOSAL**

Full planning permission is sought for the replacement of an existing single storey extension with a new two storey extension, together with minor alterations elsewhere to the grade I listed building and Scheduled Monument.

## **RELEVANT HISTORY**

97/2326P      PROVISION OF NEW GROUND FLOOR WINDOW IN WEST ELEVATION  
Approved with conditions 02 February 1998

22911P      DEMOLITION OF + ERECTION OF NEW SUNLOUNGE + NEW DOUBLE  
GARAGE  
Approved with conditions 21 July 1980

## **POLICIES**

Macclesfield Borough Local Plan – saved policies

BE1 (Design principles for new developments)  
BE2 (Preservation of the historic environment)  
BE15 (Repair or enhancement (listed buildings))  
BE18 (Alteration extensions and partial demolition (listed buildings))  
BE21 (Sites of Archaeological Importance)  
BE22 (Scheduled Monuments)  
BE23 (Development affecting Archaeological Sites)  
DC1 (High quality design for new build)  
DC2 (Design quality for extensions and alterations)  
DC3 (Protection of the amenities of nearby residential properties)  
DC38 (Guidelines for space, light and privacy for housing development)  
DC43 (Side extensions to houses)  
H13 (Protecting residential areas)  
GC1 (New Buildings in the Green Belt)  
GC12 (Alterations and Extensions to Houses in the Green Belt)

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

Other Material Considerations

National Planning Policy Framework (NPPF)  
National Planning Practice Framework (NPPG)

## **National Policy:**

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

Of particular relevance are paragraphs 1, 7, 9 and 12.

## **Cheshire East Local Plan Strategy – Submission Version (CELP)**

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

MP1 (Presumption in Favour of Sustainable Development)

PG3 (Green Belt)

SD1 (Sustainable Development in Cheshire East)

SD2 (Sustainable Development Principles)

SE1 (Design)

## **CONSULTATIONS (External to Planning)**

**Archaeology:** no objections subject to condition

**Forestry:** no objections subject to condition

**Historic England:** no objections

**Nature Conservation:** no objections

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

**Alderley Edge Parish Council:** no specific comments have been received from the parish council, however comments from Cllr Browne in the call-in request mention 'Alderley Edge Parish Council has considered the application and is of the view that the proposed materials (particularly modern timber and glazing) are incompatible with the historic design & finish of the original building'.

## **OTHER REPRESENTATIONS**

None

## **APPLICANT'S SUPPORTING INFORMATION**

The applicant has submitted a Planning Statement, Tree Survey, Heritage Impact Assessment, a Design and Access Statement, Bat Report and an Archaeological Evaluation. Details of these can be viewed on the electronic file.

## **OFFICER APPRAISAL**

### **Key Issues**

- Design/impact on the Listed Building
- Impact on protected trees
- Impact on archaeological remains/scheduled monument
- Impact on openness of the Green Belt

## ENVIRONMENTAL SUSTAINABILITY

### Design/impact on the Listed Building

Chorley Old Hall is a Grade 1 , 14<sup>th</sup> century medieval Hall and also a scheduled monument, access to the moated site is via a grade II listed Bridge. The building has evolved and these changes are clearly visible both internally and externally. The various phases of development show the chronology of the Hall as it has passed through different ownership and phases of fashion and architectural style and technique. These are an important part of the significance of the Hall and considered an important part of the buildings special interest. The existing 20<sup>th</sup> century family room is considered to be of no heritage value, the principle of its loss is considered acceptable. The main issue is the effect of the extension on the architectural and historic interest of the Hall.

Discussions have been ongoing between the Council's Conservation Officer, the owners, architect, and Historic England for approx. 4 years relating to the replacement of the existing 20<sup>th</sup> century extension. During this time a number of design concepts have been explored along with detailed investigations and surveys and constant dialogue has been had between Historic England, our Conservation Officer and the architect to amend the design and arrive at a suitable concept all parties consider to be appropriate to the highly significant and sensitive building. Early stages included extensive surveying, understanding the building showing the scheme has very much been conservation led and informed.

The extension is lesser in width than the two existing rear gabled elements of the Hall. The recessed glazing will separate the Hall from the new extension, but will sit in alignment to the rear elevation and west elevation walls, filling the corner between the two. This relationship is fundamental for an extension to a listed building in order to preserve the integrity of the original plan form of the building. The areas where the most amendments have taken place during the design stage relate to the architectural detailing of fenestration and details such as the link and corner post to the extension. The extension is clearly a contemporary extension to a historic building, the set back of the glazed link between the extension and the Hall retains the original plan form. The building would be built off foundations above the level of below-ground archaeology which is known to exist in order to avoid disturbance.

The following comments were made by our Conservation Officer:

*'the proposed extension is subservient in scale and respectful of the plan form of the building, using high quality materials and sensitive construction (which is to be controlled by condition through the scheduled monument consent and construction method statement) which will not compete with the historic fabric and architectural language of the Hall but will not dominate or compete due to its simple palette of materials and the light weight design. In future years, it will be possible to differentiate between the building as it was in the 14th century and later phases, from the extension built in the early 21st century. The extension is a contrasting but lightweight contemporary design. The Hall's western gable will remain visible and will require*

*minimal alteration and demolition of the staircase to accommodate the new extension. The existing staircase will not be tied to the extension so will remain an independent and not altered by the changes; it is therefore a reversible change with minimal impact upon the historic fabric, covering areas of the Hall presently covered by the existing extension. The building has a history of additions, all of which were contemporary in their day and different from the original, the changes offered modern building techniques and another chapter of change; this is one such change to the buildings history. Regarding the setting of the Hall, The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF glossary). (Guidance note 3-Setting; Historic England). It is not considered for the reasons mentioned above there will be any harm to the setting of the Hall.*

*Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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. Paragraphs 132 and 134 consider the harm which may be caused arising from development proposals and must be weighed against the public benefit.*

*I consider the scheme is acceptable in terms of the impact on the significance of the Grade I listed Hall and will be in line with statutory duty, the NPPF and local plan policy BE15 and BE16.'*

This support is reiterated in the response of the Historic England Officer with the following comments; *'The proposed design is appropriated in design, scale and massing and the alterations involved have been acceptably justified, in terms of the benefits of sustaining the residential use of the listed building. We therefore have no objection to the proposals.'*

It is clear that the proposal deals with the physical intervention with the listed building in a sensitive way. Notwithstanding the comments from the conservation officer and Historic England, it is clear that the proposal is a bold solution and it must be recognised that different opinions may be held about the acceptability of this form of extension to the building.

On balance, taking into account the comments that have come forward from the specialists in this field, it is considered that the extension will have an acceptable impact on the Listed Building and complies with policy in terms of the impact on the building and its setting.

Concerns are raised as to the restrictive nature of the site and the Grade II listed bridge so it is considered appropriate to condition a method statement.

The materials finish to the extension is a critical element. Ideally, officers would like to see a sample of finished stone on site prior to the granting of planning permission. The applicant is working to source the best possible stone for the extension and members will be updated on this issue. Given the importance of the materials to the overall impact of the extension, if this matter has not been resolved prior to the planning committee, it is recommended that this

aspect is delegated to officers, in consultation with the Chair and Vice-Chair, to ensure satisfactory materials are viewed on site prior to planning permission being granted.

### **Impact on the Openness of the Green Belt**

Policy GC12 allows for limited extensions within the Green Belt of up to a 30% increase over the original floorspace. The only extension to the dwelling since 1948 is the extension that is to be demolished as part of this development so the proposed extension would be the only addition to the dwelling for calculation purposes. The increase of approximately 20% would be acceptable and compliant with policy GC12 of the Local Plan and guidance within the NPPF.

### **Trees**

There are no direct arboricultural implications associated with this application but given the restrictive nature of the site in terms of the access bridge it is anticipated that a site storage material compound will be required which may have an impact on trees.

The proposed extension occupies an area of existing hard stand on the south west corner of the listed building. Whilst the RPA of T2 a mature Dawn Redwood extends close to the proposed build footprint it is anticipated that root development in this area will have already been restricted given the existing surfacing, with the tree taking advantage of the adjacent open lawn aspect. Historic England has also raised concerns in terms of the trees located immediately adjacent to the moat and the impact they would have should they fail and compromise the scheduled monument. There are no other trees implicated in terms of the build with T2 able to be protected in accordance with current best practice BS5837:2012 by condition.

The bridge which serves the property is restrictive both in terms of its width and weight bearing capabilities, which will probably require all material to be stored outside the moat and brought on to site as required. The area immediately associated with the point of access off the main road and the driveway contains a number of trees, some of which are protected as part of a 1968 TPO, and are an attractive feature which complements the listed building. If it is proposed to manage the build with a compound details of tree protection will be required, this again can be dealt with by condition should the application proceed.

### **Ecology**

The application is supported by an acceptable bat survey report.

Our Nature Conservation Officer advises that roosting bats or any other protected are reasonably unlikely to be adversely affected by the proposed development.

### **Amenity**

The distance to other properties and screening around the site mean that the proposal would have no impact on neighbouring amenity.

### **SOCIAL SUSTAINABILITY**

The works to the Listed Building will help to secure the longevity of the heritage asset.

## **ECONOMIC SUSTAINABILITY**

The development will provide limited economic benefits in respect of employment during the construction phase.

## **PLANNING BALANCE, CONCLUSIONS AND REASON(S) FOR THE DECISION**

The proposed development follows extensive discussions between Historic England, the applicants and the Council's Conservation Officer which have led to a positive recommendation from both consultees. With this in mind the proposal is considered to, on balance, have an acceptable impact on the Listed Building. No adverse impact on protected trees, protected species or neighbouring amenity are raised and the impact on the openness of the Green Belt is acceptable. The proposal accords with all relevant Development Plan policies and is deemed to be a sustainable form of development. As such, in accordance with para 14 of the NPPF, the proposal should be approved without delay. Therefore, subject to the receipt of outstanding consultation comments, a recommendation of approval is made subject to conditions.

## **RECOMMENDATION**

**The application is recommended for approval.**

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chair) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Application for Householder

### **RECOMMENDATION:**

1. A03FP Commencement of development (3 years)
2. A01AP Development in accord with approved plans
3. A02LB Methodstatement
4. A02TR Tree protection
5. Works in accordance with Scheduled Monument Consent
6. Materials as submitted

